

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You may view the project applications and/or plans by visiting our online portal at: <https://www.oaklandca.gov/services/online-permit-center>. You may also email the Case Planner to learn more about the project. Your comments and/or questions regarding an application must be directed to the Bureau of Planning – Zoning Division, to the attention of the designated Case Planner, and by the end of the 17-day public comment period:

MONDAY, February 5, 2024

In your communications, please indicate the case number (which is identified on each notice) so the Case Planner can identify what project you are commenting about.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please provide the Case Planner with an email address.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within seventeen (17) calendar days of the date of decision by the Zoning Manager and by 4:00 pm. An appeal shall be on a form provided by the Bureau of Planning-Zoning Division and submitted electronically to the Case Planner. Specific instructions for filing the appeal, including fees and deadlines for filing, will be included in the decision letter. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned public comment period described above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1.	Location:	380 61st St
	Assessor's Parcel Number(s):	016 140401300
	Proposal:	Lift existing one-story 1,561 square foot single-family home and convert building to a two-story single-family home with a total living area of 2,838 square feet. Expand 109 square foot basement by adding 468 square feet of living area for a total of 577 square feet. Construct 412 square foot partially covered deck in rear yard.
	Applicant:	Rain Chan-Kalin
	Owner:	Elizabeth and Adam Ferrall-Nunge
	Case File Number:	PLN23062
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	CCD1
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

2.	Location:	2140 Mandela Parkway
	Assessor's Parcel Number(s):	005 042000103, 005 042000105, 005 041900104, 005 040200502
	Proposal:	Tentative Parcel Map to merge four parcels into one 287,000 square foot parcel.
	Applicant:	Brittanie Lyles
	Owner:	American Steel Owner, LLC A Delaware LLC
	Case File Number:	PLN23144
	Planning Permits Required:	Tentative Parcel Map
	General Plan:	Business Mix
	Zoning:	CIX-1C/S-19
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15315 Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP, Area of Secondary Importance, Rated C2+
	City Council District:	CCD3
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

3.	Location:	0 Westover Drive
	Assessor's Parcel Number(s):	048D730307200
	Proposal:	Construction of a three-story, 3,337 square-foot single family home with an attached 657 square-foot garage on a vacant upslope parcel.
	Applicant:	Tony Jackson / (415) 294-0788
	Owner:	Wong Tsz K & Wavy
	Case File Number:	PLN21254
	Planning Permits Required:	Regular Design Review for construction of a new dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 – New Construction or Conversion Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	No historic rating
	City Council District:	4
	Action to be Taken:	Administrative Decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner - Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

4.	Location:	4127 Martin Luther King Jr Way
	Assessor's Parcel Number(s):	012 101400303
	Proposal:	Construction of a three-story complex consisting of 11 dwelling units, 2 nonresidential facilities for commercial activity on the ground floor, and 1 detached accessory dwelling unit (ADU). The building will feature a mix of 1 and 2-bedroom units, with parking accommodation provided by 7 stalls.
	Applicant:	Reid Bitzer / (310) 749-0775
	Owner:	Reid Bitzer
	Case File Number:	PLN23046
	Planning Permits Required:	Regular Design Review for construction of new units
	General Plan:	Urban Residential
	Zoning:	RU-5
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15332 - In-Fill Development Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	No historic rating
	City Council District:	1
	Action to be Taken:	Administrative Decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner - Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

5.	Location:	1211 39th Ave & 1209 39th Ave
	Assessor's Parcel Number(s):	033 215700903 & 033 215700902
	Proposal:	The project involves dividing two existing lots into three lots, each with existing structures. The project proposes to ensure conformance to existing residential buildings, resulting in a triplex on lot 1, a single-family house on lot 2, and another triplex on lot 3.
	Applicant:	Donghyun Kim / (408) 642-5446
	Owner:	The Young In Kwak Living Trust
	Case File Number:	PLN22109/TPM11264
	Planning Permits Required:	Tentative Parcel Map for land subdivision; Conditional Use Permit (CUP) for subdivision of property between existing buildings
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: Section 15315 - Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	No historic rating
	City Council District:	5
	Action to be Taken:	Administrative Decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner - Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

“END”