

APPLICATIONS ON FILE
January 21, 2022

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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 10-day public comment period¹:

MONDAY, JANUARY 31, 2022

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 r 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 ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. 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 Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

1.	Location:	1437 48th Avenue (vacant lot adjacent to 1443 48th Avenue)
	Assessor's Parcel Number(s):	035 236003300
	Proposal:	To construct a 1,549 square-foot, two-story single-family dwelling and a 686 square-foot attached Category 2 Accessory Dwelling Unit with one off street parking space accessed via common driveway serving this parcel.
	Applicant:	Tuong Tran Designer (408) 425-4523
	Owner:	Tuong Tran
	Case File Number:	PLN21195
	Planning Permits Required:	Regular Design Review for residential construction and a Minor Conditional Use Permit for a Shared Access Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of a Small Structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Historic property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

2.	Location:	0 48th Avenue (vacant lot adjacent to 1443 48th Avenue)
	Assessor's Parcel Number(s):	035 236003400
	Proposal:	To construct a 1,054 square-foot, two-story single-family dwelling and a 605 square foot attached Category 2 Accessory Dwelling Unit with one off street parking space accessed via common driveway serving this parcel.
	Applicant:	Tuong Tran Designer (408) 425-4523
	Owner:	Tuong Tran
	Case File Number:	PLN21196
	Planning Permits Required:	Regular Design Review for residential construction and a Minor Conditional Use Permit for a Shared Access Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of a Small Structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Historic property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

3.	Location:	0 48th Avenue (vacant lot adjacent to 1429 48th Avenue)
	Assessor's Parcel Number(s):	035 236003500
	Proposal:	To construct a 1,054 square-foot, two-story single-family dwelling and a 605 square foot attached Category 2 Accessory Dwelling Unit (ADU) with one off street parking space accessed via common driveway serving this parcel.
	Applicant:	Tuong Tran Designer (408) 425-4523
	Owner:	Tuong Tran
	Case File Number:	PLN21197
	Planning Permits Required:	Regular Design Review for residential construction and a Minor Conditional Use Permit for a Shared Access Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of a Small Structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Historic property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

4.	Location:	0 48th Avenue (vacant lot adjacent to 1429 48th Avenue)
	Assessor's Parcel Number(s):	035 236003600
	Proposal:	To construct a 1,549 square foot, two-story single-family dwelling and a 686 square foot attached Category 2 Accessory Dwelling Unit with one off street parking space accessed via common driveway serving this parcel.
	Applicant:	Tuong Tran Designer (408) 425-4523
	Owner:	Tuong Tran
	Case File Number:	PLN21198
	Planning Permits Required:	Regular Design Review for residential construction and a Minor Conditional Use Permit for a Shared Access Facility
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of a Small Structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Historic property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

5.	Location:	3000 Lakeshore Avenue
	Assessor's Parcel Number(s):	023 041801800
	Proposal:	To operate a new medical/dental office activity on the ground-floor and exterior/interior alterations including new business signage to the one-story 4,400 square feet commercial building, located on a corner lot.
	Applicant:	Ephraim Aklilu (510) 914-6903
	Owner:	Foster 3000 Lakeshore, LLC.
	Case File Number:	PLN21202
	Planning Permits Required:	Regular Design Review for exterior building alterations and installation of a business signage and Minor Conditional Use Permit for conducting a medical-dental activity occupying more than 35 feet frontage of the principal street in the CN-3 Zone
	General Plan:	Urban Residential
	Zoning:	CN-3 / S-12
	Environmental Determination:	15301-Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

6.	Location:	1380 Trestle Glen Road
	Assessor's Parcel Number(s):	024 056601900
	Proposal:	Creek Protection Permit Category IV related to the construction of a two-story rear addition and replacement of a 227 square foot rear deck located 4-20' away from the creek bank. The Creek Protection Plan will include installation of a fiber roll near the slope; a 48" high-density polyethylene fence; ongoing sediment and erosion control measures and straw wattles with stakes.
	Applicant:	Sarah Roitman Architecture (510) 499-3665
	Owner:	Rondeno Butler & Jerabek Donald
	Case File Number:	CP21055 (related to DS210189)
	Planning Permits Required:	Creek Protection Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20' of an existing creek and consideration of a downgrade to Category III due to the project's unlikely significant adverse impact to the creek, based on the project design, submitted hydrology report, and creek protection measures.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Zone
	Environmental Determination:	15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	OCHS; Rating D2+
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

7.	Location:	1506 3rd Street
	Assessor's Parcel Number(s):	004 0103016
	Proposal:	To construct a three-story single-family house with one parking space on a 1,875 square foot parcel.
	Applicant:	Michael Casey Bradley (510) 872-9654
	Owner:	Energami Holdings, LLC. (415) 429-6228
	Case File Number:	PLN21156
	Planning Permits Required:	Design Review for new construction and Minor Variances to increase wall height from 25'-0" to 29'-5" and reduced curb cut separation from 10'-0" to 2'-6"
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 2 (RM-2) Zone
	Environmental Determination:	Section 15303 of the State CEQA Guidelines: Small Structures; and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Vacant Lot in Oakland South Prescott Area of Secondary Importance Historic District
	City Council District:	3
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

8.	Location:	1636 13th Avenue
	Assessor's Parcel Number(s):	020 019401600
	Proposal:	To construct a three-story 1,404 square-foot single-family residence with a basement level attached 534 square-foot Accessory Dwelling Unit on a 907 square-foot building footprint and a single car attached garage. <i>Note: This is the second public notice for this project. No changes to project scope has occurred. This public notice updates to the accurate planning permit information pertinent to this project.</i>
	Applicant:	Alpine Construction & Engineering (510) 715-7260
	Owner:	Nhuan Quang Le (510) 230-9991
	Case File Number:	PLN19051
	Planning Permits Required:	Regular Design Review for new residential construction Minor Variance to for a 11' rear yard setback where 15' is required Minor Variance to exceed 50% front yard impervious surface requirement.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone /C Residential Commercial Combining Zone
	Environmental Determination:	15303-New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

“END”