

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, August 12, 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 ten (10) 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.

<b>1.</b>	<b>Location:</b>	<b>927 40<sup>th</sup> Avenue</b>
	<b>Assessor's Parcel Number:</b>	<b>033 216700400</b>
	<b>Proposal:</b>	Construction of a three-story (33.5-foot tall), 2,286 square-foot, two-unit duplex with an attached two-car garage at the rear of the lot.
	<b>Applicant &amp; Phone Number:</b>	Adam (Ata) Radfar/ (415) 816-2048
	<b>Property Owner:</b>	Vahid Haddadchi
	<b>Case File Number:</b>	<b>PLN24012</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and the establishment of dwelling units
	<b>General Plan:</b>	Housing and Business
	<b>Zoning:</b>	Housing and Business Mix Commercial – 2 (HBX-2); and S-13 Affordable Housing Combining Zone.
	<b>Proposed Environmental Determination:</b>	The project is exempt under the following sections of the State CEQA Guidelines: 15303: New Construction; and 15183: Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case City Planner <b>Mike Rivera</b> at <b>(510) 238-6417</b> or by email at <a href="mailto:mriviera@oaklandca.gov">mriviera@oaklandca.gov</a>

<del><b>2.</b></del>	<del><b>Location:</b></del>	<del><b>1174 73<sup>rd</sup> Street</b></del>
	<del><b>Assessor's Parcel Number(s):</b></del>	<del><b>013 118701800</b></del>
	<del><b>Proposal:</b></del>	<del>Convert an existing warehouse into a community church.</del>
	<del><b>Applicant:</b></del>	<del>Jorge Luis Calmo</del>
	<del><b>Owner:</b></del>	<del>Tedoro Lorenzo Pablo</del>
	<del><b>Case File Number:</b></del>	<del><b>PLN24020</b></del>
	<del><b>Planning Permits Required:</b></del>	<del>Regular Design Review to change the outside of the building. Conditional Use Permit for a Community Assembly Civic Activity in the RD Zone.</del>
	<del><b>General Plan:</b></del>	<del>Detached Unit Residential</del>
	<del><b>Zoning:</b></del>	<del>Detached Unit Residential (RD)</del>
	<del><b>Proposed Environmental Determination:</b></del>	<del>The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15301 Existing Facilities; and 15183 Projects Consistent with a Community Plan, General Plan, or Zoning.</del>
	<del><b>Historic Status:</b></del>	<del>No historic rating.</del>
	<del><b>City Council District:</b></del>	<del>7</del>
	<del><b>Action to be Taken:</b></del>	<del>Administrative Decision</del>
	<del><b>Finality of Decision:</b></del>	<del>Appealable to the Planning Commission</del>
	<del><b>For Further Information:</b></del>	<del>Contact Case Planner <b>Kubilay Aaron Inanli</b> at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a>.</del>

<b>3.</b>	<b>Location:</b>	<b>2102 14th Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>021 028700900</b>
	<b>Proposal:</b>	Minor Conditional Use Permit (CUP), Design Review, and Tentative Parcel Map to allow for the subdivision of a lot between existing buildings onsite, resulting in a total of 3 lots. Work includes interior renovations and the limited demolition of roof connections between buildings and an approximately 60 square feet second story laundry room.
	<b>Applicant:</b>	Xuenong Yang
	<b>Owner:</b>	Sandy Huang and Benjamin Luong
	<b>Case File Number:</b>	<b>PLN24045, TPM11346</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit, Design Review, Tentative Parcel Map
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-3
	<b>Proposed Environmental Determination:</b>	15301 - Minor Alterations to an Existing Facility and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	CCD2
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Alexia Rotberg</b> at <b>(510) 418-8534</b> or by email at <a href="mailto:arotberg@oaklandca.gov">arotberg@oaklandca.gov</a> .

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