

APPLICATIONS ON FILE
July 9, 2021

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, JULY 19, 2021

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:	6528 Raymond Street
	Assessor's Parcel Number(s):	016 -1424-001-01
	Proposal:	To convert an existing duplex into a single-family home, construct a second single-family home and subdivide the parcel into two separate lots.
	Applicant:	Robert Edmonds, Edmonds + Lee Architects
	Owner:	Two HGI, LLC
	Case File Number:	PLN21023
	Planning Permits Required:	Regular Design Review for new construction, Minor Conditional Use Permit to allow a "Mini-Lot Development", and Tentative Parcel Map TPM11113.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Residential - 2 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15303 of the State CEQA Guidelines; New Construction of Small Structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Potentially Designated Historic Property (PDHP): OCHS: C3
	Action to be Taken	Pending
	City Council District:	1
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .

2.	Location:	0 Old Tunnel Road (vacant lot)
	Assessor's Parcel Number(s):	048H-7510-003-04
	Proposal:	To construct a three-story 3,222 square-foot detached single-family residence on a vacant upsloped parcel.
	Applicant:	KKS Nestegg, LLC - Keyur Shah
	Owner:	KKS Nestegg, LLC - Keyur Shah
	Case File Number:	PLN18068
	Planning Permits Required:	Regular Design Review to construct a single-family residence.
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-10/S-11
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15303 of the State CEQA Guidelines; New Construction of Small Structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not A Potentially Designated Historic Property (PDHP): OCHS: X
	Action to be Taken	Pending
	City Council District:	1
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .

3.	Location:	8201 Macarthur Blvd.
	Assessor's Parcel Number(s):	043 462000102
	Proposal:	The proposal is to construct a five-story (55' tall) mixed-use building on a 5,000 sq. ft. vacant lot. The project will include a 1,254 sq. ft. commercial space at the ground floor and nine parking spaces. The project will include nine market-rate rental units and one Low-Income affordable unit for a total of 10 residential units. The project will also include development concessions/development waiver for building height 55' where 45' is the maximum and stair and elevator in the one-to-one height setback from the rear property line adjacent to the RD-1 Zone.
	Applicant:	Zara Construction Group
	Owner:	Ayesha Chaudhry (917-742-0143)
	Case File Number:	PLN21113
	Planning Permits Required:	Regular Design Review for new construction of a mixed-use building
	General Plan:	Urban Residential
	Zoning:	RU-5
	Environmental Determination:	Exempt per CEQA Guidelines Section 15332- In fill Development; and 15183- Project Consistent with a Community Plan or Zoning.
	Historic Status:	N/A Vacant lot
	City Council District:	6
	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 .

4.	Location:	2327 Fruitvale Avenue
	Assessor's Parcel Number(s):	026 076500200
	Proposal:	The proposal is to expand the ground floor at the rear of a two-story single-family dwelling and construct an upper floor addition (956 sq. ft.) for a total of 3,856 sq. ft to accommodate two additional residential units on a 4,800 sq. ft. parcel. Three parking spaces will be provided onsite. The project will include two moderate income affordable housing units.
	Applicant:	Mai Tran Architect (301-801-0318)
	Owner:	Thuy Huynh
	Case File Number:	PLN21004
	Planning Permits Required:	Regular Design Review to add two residential units; Minor Variance to locate a portion of the upper floor 2'-0" away from side property line where 4'-0" is required.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4
	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:	OCHS rating: C3
	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 .

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