

APPLICATIONS ON FILE
June 11, 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, JUNE 21, 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:	9528 Macarthur Blvd
	Assessor's Parcel Number(s):	048 559904501
	Proposal:	To construct new 746 sq. ft. house and a 320 sq. ft. house located on a 3,750 sq. ft. vacant parcel for a total of two units. <i>Note: This is the fourth public notice for this project. The scope of work has not changed for this project. Permit information for a parking variance has been added to this public notice.</i>
	Applicant:	Ivonne Gomez 510-860-0106
	Owner:	Fredy Bolvito & Carmen Juarez
	Case File Number:	PLN19266
	Planning Permits Required:	Regular Design Review for new residential construction; Minor Variance for a 5' rear yard setback where 15' rear yard setback is normally required and for one parking space where two parking spaces are normally required.
	General Plan:	Urban Residential
	Zoning:	RU-4 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:	7
	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 .

2.	Location:	1124 63rd St
	Assessor's Parcel Number(s):	016-1455-011-00
	Proposal:	Conversion of an existing church into a single-family dwelling with an additional 600 square feet proposed on the second-story. A variance is required to maintain the existing setbacks on the front and side while the addition will meet current allowed setbacks.
	Applicant:	S Parker Red, LLC
	Owner:	Stephen Parker/ 510-390-2031
	Case File Number:	PLN21055
	Planning Permits Required:	Regular Design Review for conversion of church into a Single-Family Dwelling; and Minor Variance to allow no parking and non-conforming front and side setbacks within existing structure
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP (Fc3)
	City Council District:	1
	Action to be Taken:	pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov .

3.	Location:	685 9th Street
	Assessor's Parcel Number(s):	001 021704800
	Proposal:	To demolish an existing 10,013 square feet commercial building to construct a new five-story, 117-dwelling unit condominium building that includes 39 moderate income units. Project is requesting two waivers per the State Density Bonus Law that eliminates one required off-street loading berth and reduce the required usable open space from 8,775 square feet to 1,350 square feet.
	Applicant:	Michael Bradley; 510-872-9654
	Owner:	685 Ninth Street, LLC
	Case File Number:	PLN21019 / TPM11176
	Planning Permits Required:	Regular Design Review and Tentative Parcel Map for condominiums
	General Plan:	Central Business District
	Zoning:	CBD-R
	Environmental Determination:	Exempt Section 15332 – In-fill Development of the State CEQA Guidelines and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not Historic
	City Council District:	3
	For Further Information:	Contact Case Planner Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov .

4.	Location:	7201 Oakport Street
	Assessor's Parcel Number:	041 390201509
	Proposal:	To expand and remodel an existing automobile dealership by: (1) constructing a one-story rear, approximately 8,900 square-foot addition to the service department for additional vehicle lifts, a vehicle wash and detailing bay, and a quick drive service, (2) partially demolishing, remodeling, and expanding the existing showroom and sales area by approximately 4,600 square feet, and (3) to providing new signage.
	Applicant:	Alex Karel/LRS Paul Boundy Architects
	Owner:	Swickard Auto Group
	Case File Number:	CM13217-R01
	Planning Permits Required:	Minor Revision of a Major Conditional Use Permit for an Automobile Sales Activity previously approved under CM13217 Tree removal permit for the removal of seven protected Ficus trees (T2100067)
	General Plan:	Regional Commercial
	Zoning:	D-CO-3
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a historic property
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov

5.	Location:	2315 Valdez Street
	Assessor's Parcel Number(s):	008 066801200
	Proposal:	To establish a salon that will be made up of individual suites offering a variety of beauty and wellness services.
	Applicant:	Pamela White
	Owner:	TDP Webster LLC
	Case File Number:	PLN21089
	Planning Permits Required:	Minor Conditional Use Permit for a Consumer Service Commercial Activity on the ground floor of a street fronting building in the D-BV-2 Zone
	General Plan:	Central Business District
	Zoning:	D-BV-2
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a historic property
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov

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