

APPLICATIONS ON FILE
June 18, 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 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:	378 Hudson Street
	Assessor's Parcel Number(s):	014 126302000
	Proposal:	To construct an expansion of an existing single-family home by increasing the height to 29.5 feet, adding 2,402 square-feet of new floor area, constructing a new Cat. One ADU at the basement level and remodeling an existing rear accessory building. The project includes a Tree Protection Permit application to protect two trees.
	Applicant:	Carol Behr and Gideon Ur
	Owner:	Carol Behr and Gideon Ur
	Case File Number:	PLN20069
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Zone
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	OCHS rating of Dc?2+; ASI (Hudson and Shafter)
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Michele Morris at (510) 238-2235 or by email at mmorris2@oaklandca.gov

2.	Location:	2166 High Street
	Assessor's Parcel Number(s):	032 204703300
	Proposal:	Regular Design Review to raise the house approximately 2' to a height of 30'-4", remodel the existing units and allow the creation of a third residential unit in the basement of an existing duplex.
	Applicant:	Quan Nguyen
	Owner:	Quan Nguyen
	Case File Number:	PLN19213
	Planning Permits Required:	Regular Design Review for exterior changes and creation of a dwelling unit and Creek Protection Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance to allow for work within 20' of an open water way/creek. Consideration of a downgrade to Category III due to the project's unlikely significant adverse impact to the creek, based on the Creek Protection Plan. Erosion control measurements during construction include, but are not limited to permeable concrete, silt fencing, outfall dissipater, hydroseeding/erosion control cloth and planting areas to treat stormwater and control runoff quantity.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential - 4 (RM-4) Zone
	Environmental Determination:	Exempt per CEQA guidelines 15301 – Existing Facilities; Section 15304 - Minor Alterations to Land and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; OCHS Rating: X
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

3.	Location:	0 Mandela Parkway -- In the linear park in the center of Mandela Parkway at Huey P. Newton Way (formerly 9th Street).
	Assessor's Parcel Number(s):	007-0621-002
	Proposal:	To erect a three-foot tall bronze bust of Huey P. Newton on the top of an existing decorative boulder.
	Applicant:	Laurie Earp
	Owner:	City of Oakland
	Case File Number:	PLN21097
	Planning Permits Required:	Minor Conditional Use Permit for the installation of public art in the Open Space (Linear Park) Zone.
	General Plan:	Urban Park and Open Space
	Zoning:	Open Space (Linear Park) Zone
	Environmental Determination:	15303 – New Construction or Conversion of Small Structures; 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 Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov

4.	Location:	4801 Oakport Street
	Assessor's Parcel Number(s):	041 -3904-005-00
	Proposal:	To demolish an existing building and construct a one-story 1,710 square-foot commercial/industrial building.
	Applicant:	Mike Novak
	Owner:	PG&E CO 135-1-39F-POR1 & 135-1-39F-2
	Case File Number:	PLN21029 / CP21019
	Planning Permits Required:	Regular Design Review to construct a building over 1,000 square-feet and Category III Creek Protection Permit to allow work within 100 feet of a protected creek.
	General Plan:	Estuary Policy Plan: Light Industry-3
	Zoning:	D-CE-6 Central Estuary District - 6 Industrial 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:	Not A Potentially Designated Historic Property (PDHP): OCHS: X
	Action to be Taken	Pending
	City Council District:	5
	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

5.	Location:	705 Mandana Boulevard
	Assessor's Parcel Number(s):	011-0883-067-00
	Proposal:	To construct a 1,344 square-foot upper-story addition to an existing single-family home.
	Applicant:	Jack Backus Architects / Sally Yu
	Owner:	Tommie and Will Wilson
	Case File Number:	PLN21070
	Planning Permits Required:	Regular Design Review to construct an addition over 1,000 square-feet to an existing building.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential - 1 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:	Not a Potentially Designated Historic Property; OCHS Rating: X
	Action to be Taken	Pending
	City Council District:	2
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jose Herrera at (510) 238-3808 or by email at jherrera@oaklandca.gov

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