

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, June 24, 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>7520 Hamilton St</b>
	<b>Assessor's Parcel Number(s):</b>	<b>041 413901900</b>
	<b>Proposal:</b>	New construction of a two-story, four-bedroom single-family dwelling unit with approximately 1,438 square feet of living space and an attached 200 square foot garage.
	<b>Applicant:</b>	Yung Chen
	<b>Owner:</b>	Poon Ling C
	<b>Case File Number:</b>	<b>PLN23158</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD
	<b>Proposed Environmental Determination:</b>	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Historic Property
	<b>City Council District:</b>	CCD7
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>1522 9<sup>th</sup> St</b>
	<b>Assessor's Parcel Number(s):</b>	<b>004 00910600</b>
	<b>Proposal:</b>	Rebuild fire damaged two-story single-family dwelling unit. The proposal will demolish more than 75% of the existing residence due to fire damage. Conditional Use Permit (CUP) required to restore building to its original condition.
	<b>Applicant:</b>	Sorika Sao
	<b>Owner:</b>	Sorika Sao
	<b>Case File Number:</b>	<b>PLN23165</b>
	<b>Planning Permits Required:</b>	Regular Design Review, Conditional Use Permit to restore non-conforming building to original condition
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Proposed Environmental Determination:</b>	15302 – Replacement or Reconstruction; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	PDHP, Area of Primary Importance (Oakland Point), Rated Cb+1+
	<b>City Council District:</b>	CCD3
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>3.</b>	<b>Location:</b>	<b>2326 81<sup>st</sup> Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>040 337501400</b>
	<b>Proposal:</b>	Creek Protection Permit associated with the construction of a 39 square foot porch at the front of an existing detached accessory structure. Construction will take place within 20 ft of the Arroyo Viejo Creek top of bank.
	<b>Applicant:</b>	Matt Turpin
	<b>Owner:</b>	Matt Turpin
	<b>Case File Number:</b>	<b>CP23054</b>
	<b>Planning Permits Required:</b>	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100' of an existing creek.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD
	<b>Proposed Environmental Determination:</b>	15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Historic Property
	<b>City Council District:</b>	CCD6
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>4.</b>	<b>Location:</b>	<b>Near 4100 Redwood Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>Public Utility Easement over APNs 029 109001614 and 029 109001619</b>
	<b>Proposal:</b>	To repair the broken storm drain pipe where Lion's Creek runs underground behind shopping center. The cracked pipe will be repaired with a cured in place polymer injected into the pipe through a manhole. The cracked paving above the pipe will also be fixed.
	<b>Applicant:</b>	Sean Cleary c/o ENGEO / (510) 451-1255
	<b>Owner:</b>	Michael Perlmutter, Watershed Division, Oakland Public Works Department of c/o City of Oakland
	<b>Case File Number:</b>	<b>CP24014</b>
	<b>Planning Permits Required:</b>	Creek Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20 feet of a 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, distance from above-ground creek features, and creek protection measures.
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	CC-1 Zone
	<b>Proposed Environmental Determination:</b>	State CEQA Guidelines Section 15301(i) – Maintenance of stream channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Not a historic property; utility easement
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Administrative action pending

<b>Finality of Decision:</b>	Appealable to Planning Commission
<b>For Further Information:</b>	Contact Case Planner <b>Heather Klein</b> at (510) 238-3659 or by email at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a>

<b>5. Location:</b>	<b>2336 Magnolia Street</b>
<b>Assessor's Parcel Number(s):</b>	<b>005 042603500</b>
<b>Proposal:</b>	Conversion of existing rear building into a work/live unit.
<b>Applicant:</b>	Maxwell Beaumont
<b>Owner:</b>	Junious Poole
<b>Case File Number:</b>	<b>PLN24006</b>
<b>Planning Permits Required:</b>	Design Review for a new HBX Work/Live Unit.
<b>General Plan:</b>	Housing and Business Mix
<b>Zoning:</b>	Housing and Business Mix- 4 (HBX-4)
<b>Proposed Environmental Determination:</b>	15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
<b>Historic Status:</b>	Potentially Designated Historical Property (PDHP) – OCHS Rating: C3
<b>City Council District:</b>	3
<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 Planner <b>Kubilay Aaron İnanlı</b> at (510) 238-2074 or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>6. Location:</b>	<b>1825 28<sup>th</sup> Avenue</b>
<b>Assessor's Parcel Number(s):</b>	<b>025 073301000</b>
<b>Proposal:</b>	To construct a 30'-10" tall, three-story, seven-unit residential building at the front of the lot. The existing six-unit residential building at the rear of the lot will remain unchanged. As a result of the project, the lot will have a total of 1,403 square –feet of group open space, 13 residential units and ten parking spaces.
<b>Applicant:</b>	Tuong Tran (408) 425-4523
<b>Owner:</b>	TRANREI LLC
<b>Case File Number:</b>	<b>PLN24008</b>
<b>Planning Permits Required:</b>	Regular Design Review for construction of a new multi-unit residential building
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	RM-4 Zone
<b>Environmental Determination:</b>	Section 15303-New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
<b>Historic Status:</b>	Non-Historic; Existing Building OCHS Rating: F3
<b>City Council District:</b>	5
<b>Action to be Taken:</b>	Pending
<b>Finality of Decision:</b>	Appealable to Planning Commission
<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>7.</b>	<b>Location:</b>	<b>8008 Winthrop Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>040A345202300</b>
	<b>Proposal:</b>	Minor Conditional Use Permit (CUP) to allow for non-assembly cultural civic activities within an existing one-family residential facility. Activities will include Bay Area Lesbian Archives' (BALA) archival storage of local historical lesbian records such as writings, film, and photographs. No construction is proposed as part of this proposal.
	<b>Applicant:</b>	Rebecca Silverstein
	<b>Owner:</b>	Bay Area Lesbian Archives Inc.
	<b>Case File Number:</b>	<b>PLN24045</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1
	<b>Proposed Environmental Determination:</b>	15301(i) - Maintenance of Stream Channels 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>	CCD6
	<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 (510) 418-8534 or by email at <a href="mailto:arotberg@oaklandca.gov">arotberg@oaklandca.gov</a> .

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