

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:

TUESDAY, April 02, 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 seventeen (17) 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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	1689 20th Street (Raimondi Park)
	Assessor's Parcel Number(s):	007 056800100
	Proposal:	Field improvements and new small and temporary structures at an existing baseball facility in preparation for use by a minor league baseball team. The improvements include a new backstop, new temporary container dugouts, temporary bleachers with a 4,000-spectator capacity, new and repaired fencing (including a 30-foot tall "batters' eye" background for batters), extension of existing foul poles, new and repaired accessory structures, and field upgrades.
	Applicant:	Paul Freedman (pfreedman@oaklandballers.com)
	Owner:	City of Oakland
	Case File Number:	PLN24035
	Planning Permits Required:	Minor Conditional Use Permits for new fences, walls, gates, benches, maintenance sheds, and accessory buildings in the OS/AF Zone.
	General Plan:	Urban Park and Open Space
	Zoning:	Open Space/Athletic Field Park (OS/AF)
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15301 – Existing Facilities, 15302 – Replacement or Reconstruction, 15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	No Historic Rating
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

2.	Location:	479 42nd Street
	Assessor's Parcel Number(s):	012 101005400
	Proposal:	Install five sets of dormer windows facing Rich and 42 nd Streets.
	Applicant:	Stuart Morgan (jlefebvre@dogtowndev.com)
	Owner:	Midtown Development LLC
	Case File Number:	PLN24005
	Planning Permits Required:	Variance for construction within the front and rear setbacks and Regular Design Review for a change in the exterior of a building in conjunction with a Variance request.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 1 (RM-1)
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	The Office of Cultural Heritage Survey has rated the building Dc3

City Council District:	1
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

3. Location:	0 75th Avenue
Assessor's Parcel Number(s):	041 413902000
Proposal:	Construct a 1,232 square-foot, single-family dwelling with an attached 392 square-foot Junior Accessory Dwelling Unit on a vacant parcel.
Applicant:	Song Gao / ARCUS Architecture + Planning (415) 351 - 9881
Owner:	Ye Sun
Case File Number:	PLN23148
Planning Permits Required:	Regular Design Review for a new dwelling
General Plan:	Detached Unit Residential
Zoning:	RD Zone
Proposed Environmental Determination:	Section 15303(a) of the State CEQA Guidelines: New construction of small structures and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
Historic Status:	Not a historic property; vacant lot
City Council District:	7
Action to be Taken:	Appealable to the Planning Commission
Finality of Decision:	Pending
For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

4. Location:	0 Westover Drive
Assessor's Parcel Number(s):	048D730307300
Proposal:	Construction of a four-story, 3,897 square-foot. single-family residence with a two-car garage on a vacant 9,286 square-foot upslope lot.
Applicant:	Tony Jackson / (415) 966-9665
Owner:	Chico Wong
Case File Number:	PLN22115
Planning Permits Required:	Regular Design Review for construction of a dwelling unit
General Plan:	Hillside Residential
Zoning:	RH-4/S-9 Zones
Proposed 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; Vacant Lot; OCHS Rating: X
City Council District:	1
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 .

5.	Location:	0 Westover Drive
	Assessor's Parcel Number(s):	048D730307500
	Proposal:	Construction of a four-story, 2,613 square-foot, single-family residence with a two-car garage on a vacant 10,818 square-foot upslope lot.
	Applicant:	Tony Jackson (415) 966-9665
	Owner:	Chico Wong
	Case File Number:	PLN22137
	Planning Permits Required:	Regular Design Review for construction of dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zone
	Proposed 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; Vacant Lot; OCHS Rating: X
	City Council District:	1
	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 .

6.	Location:	0 Westover Dr
	Assessor's Parcel Number(s):	048D730307600
	Proposal:	Construction of a three-story, 2,678 square-foot, single-family residence with a two-car garage on a vacant 11,733 square-foot upslope lot.
	Applicant:	Tony Jackson (415) 966-9665
	Owner:	Chico Wong
	Case File Number:	PLN22139
	Planning Permits Required:	Regular Design Review for construction of a dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zone
	Proposed 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; Vacant Lot; OCHS Rating: X
	City Council District:	1
	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 .

7.	Location:	3909 Grand Avenue
	Assessor's Parcel Number(s):	010 083301100
	Proposal:	Establishment of a childcare center (Community Education Civic Activity) for 58 full- and part-time students aged 3 months to 3 years in an existing commercial structure.
	Applicant:	Benjamin Anderson 510-823-9046

Owner:	Coralie LeClerc Sobhani
Case File Number:	PLN23094
Planning Permits Required:	Minor Conditional Use Permit for a Community Education Civic Activity. Regular Design Review for alterations to an existing building.
General Plan:	Neighborhood Center Mixed Use
Zoning:	Neighborhood Center Commercial – 2 (CN-2) Zone
Proposed Environmental Determination:	Exempt from environmental review under the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 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 per the Oakland Cultural Heritage Survey.
City Council District:	2
Action to be Taken:	Administrative decision pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

8. Location:	1720-1724 7th Street
Assessor’s Parcel Number(s):	006 001902400, 006 001902500
Proposal:	Request for Regular Design Review and Minor Conditional Use Permit to resume alcoholic beverage sales as part of the revitalization and reopening of Esther’s Orbit Room, a historic jazz club in West Oakland. Redevelopment includes a ground floor jazz club and restaurant, courtyard area, artist gallery space, and exercise studio; and three (3) dwelling units on the second floor.
Applicant:	Loman McNamara, c/o Jill Loman (408) 425-4523
Owner:	Orbit Properties LLC
Case File Number:	PLN23147
Planning Permits Required:	Regular Design Review, Minor Conditional Use Permit, Parcel Map Waiver
General Plan:	Community Commercial
Zoning:	CC-2
Proposed Environmental Determination:	15301 – Minor alterations to an existing facility; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	Potential Designated Historic Property (PDHP), FD2* Modernized building located in the 7 th Street Commercial Area of Secondary Importance (ASI)
City Council District:	CCD7
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov .

“END”