

APPLICATIONS ON FILE
October 1, 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, OCTOBER 11, 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:	277 27th Street
	Assessor's Parcel Number(s):	008-0671-020-01; -021-01; -023-03; -024; & -025
	Proposal:	Proposal for a master sign program for the mixed-use building currently under construction.
	Applicant:	Michelle Schutt / (510) 227-6696
	Owner:	NASH-Holland 24 th & Harrison Investors, LLC
	Case File Number:	PLN21182
	Planning Permits Required:	Minor Conditional Use Permit for a master sign program
	General Plan:	Central Business District
	Zoning:	D-BV-1
	Environmental Determination:	15311 – Accessory 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:	Decision on the application
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

2.	Location:	2016 Telegraph Avenue
	Assessor's Parcel Number(s):	008-0649-012-00
	Proposal:	Proposed master sign program for the mixed use building currently under construction.
	Applicant:	Michelle Schutt / (510) 227-6696
	Owner:	2016 Telegraph Owner, LLC
	Case File Number:	PLN21188
	Planning Permits Required:	Minor Conditional Use Permit for a master sign program.
	General Plan:	Central Business District
	Zoning:	CBD-P
	Environmental Determination:	15311 – Accessory 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:	Decision on the application
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

3.	Location:	0 Trestle Glen Road. vacant lot adjacent to 1687 Trestle Glen
	Assessor's Parcel Number(s):	024-0608-013-00 & 024-0608-014-00 & 024-0608-15
	Proposal:	To construct a new 2,789 sf single family dwelling with two car-garage on an upslope vacant lot; merger of three lots into two lots.
	Applicant:	John Newton Architecture Design / (510) 847-4108
	Owner:	Hirst Shafter Construction & Dev. Inc.
	Case File Number:	PLN21078
	Planning Permits Required:	Regular Design Review to construct a single-family dwelling; Parcel Map Waiver to merge three lots into two lots.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Zone.
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15315, merger three lots into two lots. Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Vacant lot (Area of Secondary Importance Trestle Glen/Lakeshore.)
	City Council District:	2
	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:	3200 Davis Street
	Assessor's Parcel Number(s):	027-0846-019-00
	Proposal:	To construct a two-story residential unit at the rear of a lot that already contains a two unit building at the front of the lot for a total of three residential units. The project will include remodeling of the existing front duplex. Three parking spaces will be provided on the site.
	Applicant:	Ron Jones/Hunt Hale Jones Architect / (415) 568-3833
	Owner:	East Bay Capital, LLC.
	Case File Number:	PLN21119
	Planning Permits Required:	Minor Conditional Use Permit to allow three residential units on a 7,290 square-foot lot in the RM-3 Zone, Residential Design Review for new residential construction.
	General Plan:	Mixed Housing Type Residential.
	Zoning:	RM-3 Zone
	Environmental Determination:	Exempt: 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 Historic Property
	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 .

5.	Location:	13935 Skyline Boulevard
	Assessor's Parcel Number(s):	040A-3840-037-00
	Proposal:	To construct a 2,027 sq. ft. addition to an existing single-family dwelling
	Applicant:	Steve Swearengen Architect / (510) 556-8860
	Owner:	Alison Armstrong & Robert Hernandez
	Case File Number:	PLN21088
	Planning Permits Required:	Regular Design Review to construct an addition over 1,000 sq. ft. to an existing single-family residence: Minor Conditional Use Permit to allow five or more bedrooms.
	General Plan:	Hillside Residential
	Zoning:	RH-1 Zone
	Environmental Determination:	Exempt, Section 15301 (a) of the State CEQA Guidelines; Minor addition and alterations to a single-family dwelling; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a Historic Property; OCHS: F3
	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

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