

APPLICATIONS ON FILE
October 11, 2024

CITY OF OAKLAND
**BUREAU OF PLANNING/
ZONING DIVISION**
250 Frank H. Ogawa Plaza,
2nd Floor, Ste 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 17day public comment period:

MONDAY, OCTOBER 28, 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.

1.	Location:	5527 Vicente Way
	Assessor's Parcel Number(s):	014 122401305
	Proposal:	Demolition of the existing, 1-story, single-family home and construction of 13, 3-story market-rate condominium units (5 with garages); 1 very-low income, deed-restricted, condominium unit; and 7 surface parking spaces. The project will receive a 30% density bonus of 1 unit under the state Density Bonus Law. The project is requesting seven waivers from the zoning requirements: front, side and rear yard setbacks, dimensions of private open space and amount of open space, front yard paving, driveway width, driveway separation on and off-site, street tree landscaping, and minimum courtyard dimensions for living room and bedroom windows.
	Applicant:	Stefan Schnitzler c/o Pine Opportunity Fund LLC / (925) 635-8977
	Owner:	Pine Opportunity Fund
	Case File Number:	PLN24025
	Planning Permits Required:	Regular Design Review for new residential construction and Tentative Parcel Map for 14 condominium units (TPM11232) with S-14 Findings.
	General Plan:	Mixed Housing Residential
	Zoning:	RM-4, S-13, S-14
	Proposed Environmental Determination:	Section 15332 – Infill Exemption; and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property
	City Council District:	1
	Action to be Taken:	Administrative Decision 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

2.	Location:	3265 Market Street
	Assessor's Parcel Number(s):	009 072200400
	Proposal:	To increase the occupancy of an existing childcare program from 32 to 100 students and 8 to 30 staff members and construct an outdoor activity area.
	Applicant:	Hans Papke / (616) 965-1450
	Owner:	Michael Saenz, VP Facilities, YMCA of the East Bay
	Case File Number:	PLN22212
	Planning Permits Required:	Minor Conditional Use Permit for the operation of a Community Education Civic Activity in the RM-2 Zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 (RM-2)/S-13
	Proposed Environmental Determination:	The project is 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:	Non-Historic Property
	City Council District:	3
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov

3.	Location:	1218 97th Avenue
	Assessor's Parcel Number(s):	044 495902000
	Proposal:	To create convert a single-family house into a duplex with an ADU by converting existing floor area including the basement. The building will not change in size or footprint from previously approved #PLN21007. <i>Note: Previously approved PLN21007 included a fire-damage repair of an existing 1.5-story house and construct a rear 2-story addition with an attached upper deck and finished lower-level. The project retains the three tandem uncovered parking spaces in the driveway on the right side of property.</i>
	Applicant:	Urban Estates Inc – Justin Dawson/ (510) 821-2319
	Owner:	Urban Estates Inc – Justin Dawson
	Case File Number:	PLN21007-R01
	Planning Permits Required:	Regular Design Review for the creation of a new residential unit; and Minor Variance for the new residential unit within required side yard setbacks (existing 2' required 4').
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Mixed Housing Type Zone
	Environmental Determination:	Exempt: 15301-Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	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 .

4.	Location:	2411 Chestnut Street
	Assessor's Parcel Number(s):	005 043600801
	Proposal:	Convert existing commercial space into (1) WORK/LIVE unit
	Applicant:	Marta Andersson
	Owner:	IKA Living Trust / Karolina Andersson
	Case File Number:	PLN24098
	Planning Permits Required:	Regular Design Review for (1) new Work/Live unit in the Housing and Business Mix Commercial Zone. Minor exterior alteration includes installation of (3) light fixtures.
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2, S-13
	Environmental Determination:	The project is exempt from the California Environmental Quality Act (CEQA) per Section: 15183 – Projects consistent with a Community Plan, General Plan or Zoning and 15303 – New Construction or Conversion of Small Structures
	Historic Status:	Not A Historic Property
	Action to be Taken:	Administrative Decision Pending
	City Council District:	District 3
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jamila Selby at (510) 238-2949 or by email at jselby@oaklandca.gov .

“END”