

APPLICATIONS ON FILE
October 22, 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, NOVEMBER 1, 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:	34 Malta Court
	Assessor's Parcel Number(s):	045 531401100
	Proposal:	To construct a new 1,837 sq. ft. single-family residence and attached 144 sq. ft. rear deck on a similar footprint to previous house prior to fire.
	Applicant:	Marina Verduzo (510) 712-7482
	Owner:	Marina Verduzo
	Case File Number:	PLN21128
	Planning Permits Required:	Regular Design Review for construction of new single-family residence
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	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
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

2.	Location:	2405 10th Avenue
	Assessor's Parcel Number(s):	022 033402300
	Proposal:	To lift an existing single-family home 4'-6" to add 1,287 square feet of floor area. The new floor area includes a 485 square-foot Junior Accessory Dwelling Unit and an 802 square-foot living space.
	Applicant:	Sean Wittmeyer (970) 219-2477
	Owner:	Tabari Williams (404) 626-0307
	Case File Number:	PLN21190
	Planning Permits Required:	Regular Design Review for adding more than 1,000 square feet of floor area to an existing building.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Environmental Determination:	Exempt Section 15301 of the State CEQA Guidelines: Minor additions to existing Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not Historic
	City Council District:	2
	For Further Information:	Contact Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov .

3.	Location:	1440 23rd Avenue
	Assessor's Parcel Number(s):	020 015301501
	Proposal:	The convert an existing mixed-use building into two joint living and working quarters (commercial units) and seven residential units. The project will include eight market-rate and one affordable low-income units and restore an existing historic building with no building envelope expansion.
	Applicant:	Cheryl Lima (510) 915-2242
	Owner:	Motor City OZ, LLC
	Case File Number:	PLN21174
	Planning Permits Required:	Regular Design Review to rehabilitate the historic building and construct dwelling units; Minor Conditional Use Permit to allow ground floor residential units; and Minor Variances to waive the seven required parking spaces; allow residential units within the existing building footprint and in the required 10' rear yard setback; and provide 650 sq. ft. open space where 1,050 sq. ft. is required.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3 Zone
	Environmental Determination:	Exempt: Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15332: Infill Development Projects; and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	OCHS Rating Cb-2+; Area of Secondary Importance (23rd Avenue Commercial)
	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 .

4.	Location:	6701 Snake Road
	Assessor's Parcel Number(s):	048F 737405502
	Proposal:	To construct of a new 4-story 4,005 SF Single Family Residence on a vacant hillside lot.
	Applicant:	Peter David Gilbert
	Owner:	Princeton Liu
	Case File Number:	PLN21061
	Planning Permits Required:	Regular Design Review for new construction; and Minor Variance to allow a height of 49.25 feet, where 40 feet maximum is allowed.
	General Plan:	Hillside Residential
	Zoning:	RH-4 / S-9
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

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