

APPLICATIONS ON FILE
October 4, 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 21, 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:	277 27th Street
	Assessor's Parcel Number(s):	008 -0671-041-00
	Proposal:	Proposal for a Consumer Service commercial activity (wellness spa) in the existing ground floor commercial space totaling approximately 850 square feet of floor area.
	Applicant:	Alden Smith / Holland Partner Group
	Owner:	Nash Holland 24 th & Harrison Investors, LLC.
	Case File Number:	PLN24132
	Planning Permits Required:	Minor Conditional use Permit for a Consumer Service Activity within the ground floor.
	General Plan:	Central Business District
	Zoning:	D-BV-1
	Proposed Environmental Determination:	Section 15303 of the State CEQA Guidelines – Conversion of Small 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 application
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

2.	Location:	0 Ruthland Road (located approximately 60 feet east of 6132 Ruthland Road)
	Assessor's Parcel Number(s):	048G741503200
	Proposal:	To construct an approximately 2,682 square-foot single-family home on a vacant lot.
	Applicant:	Tuong Tran / (408) 425-4523
	Owner:	Quan Nguyen
	Case File Number:	PLN21079
	Planning Permits Required:	Regular Design Review for construction of a new dwelling unit.
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)/S-9/S-14
	Proposed Environmental Determination:	The project is exempt from 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:	Non-Historic Property
	City Council District:	4
	Action to be Taken:	Administrative Decision
	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:	1701 Macarthur Boulevard
	Assessor's Parcel Number(s):	023 050600901
	Proposal:	To subdivide an existing, 8,215 square-foot parcel between two existing single-family homes into two lots. Lot A will be 4,197 square-feet, and Lot B will be 4,017 square-feet.
	Applicant:	Ronald Freitas
	Owner:	Ronald F. Freitas, Trustee of the Freitas Trust
	Case File Number:	PLN23160
	Planning Permits Required:	Vesting Tentative Parcel Map to subdivide one lot into two lots and Minor Conditional Use Permit to subdivide a lot between existing buildings
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4, S-13
	Proposed Environmental Determination:	Section 15315 of the State CEQA Guidelines: Minor Land Use Subdivision and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	OCHA rating of DC3
	City Council District:	4
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

4.	Location:	8435 D Street
	Assessor's Parcel Number(s):	042 426500305
	Proposal:	Demolition of a 949 square-foot single-family home and a 386 square foot unpermitted Accessory Dwelling Unit and construction of a 3,086 square-foot two-story duplex and a 1,163 square-foot Category III Accessory Dwelling Unit.
	Applicant:	Javier Ramirez / (510) 978-0756
	Owner:	Javier Ramirez
	Case File Number:	PLN23057
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2, S-13 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; Oakland Cultural Heritage Survey Rating of X
	City Council District:	7
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner, Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

5.	Location:	6830 Paso Robles Drive
	Assessor's Parcel Number(s):	048E734704100
	Proposal:	To demolish a fire-damaged home and construct a three-bedroom 3,092 square-foot single-family home on a downslope lot with four vehicular parking spaces (two attached and two in the driveway)
	Applicant:	Chung Ho Kwong / (510) 925-3316
	Owner:	Ken Truong
	Case File Number:	PLN24070
	Planning Permits Required:	Regular Design Review for construction of a single-family home; and additional findings for S-10 Scenic Combining Zone
	General Plan:	Hillside Residential
	Zoning:	RH-3, S-9, S-10 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; OCHS Rating: X
	City Council District:	4
	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:	3111 & 3115 West Street
	Assessor's Parcel Number:	009 071300502; 009 071300501
	Proposal:	Conversion of existing two- and one-story residential buildings into an arts and cultural educational center (The Center for Art Esteem). The center will operate at least three days a week (morning and afternoons) and host occasional weekday evening and weekend day school events. The center will serve from 10 to 30 students ranging from 13 to 17 years old and employ a total of 22 staff members. The project includes a passenger loading zone in front of the project site, installation of long- and short-term bicycle parking, and a shuttle van to transport students.
	Applicant & Phone Number:	Attitudinal Healing Connection; Adam Menter / (315) 663-6238
	Property Owner:	Attitudinal Healing Connection, Inc
	Case File Number:	PLN22038
	Planning Permits Required:	Conditional Use Permit for the conversion of a residential facility to a nonresidential facility (Section 17.102.230 of the Planning Code) and to establish a Community Assembly Civic Activity in the RM-2 Zone (Section 17.17.030 of the Planning Code).
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 (RM-2) Zone and S-13 Affordable Housing Combining Zone.
	Proposed Environmental Determination:	The project is exempt under 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:	Potential Designated Historic Property in an Area of Secondary Importance; Office of Heritage Survey Rating of Ec2*.
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner, Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov