

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:**

## **MONDAY, December 30, 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 ten (10) 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.

<b>1.</b>	<b>Location:</b>	<b>5329 Manila Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>014 125101900</b>
	<b>Proposal:</b>	Raise an existing home 4'2" to convert a basement to a new dwelling unit.
	<b>Applicant:</b>	Lori Bockholt
	<b>Owner:</b>	Carolyn and John White
	<b>Case File Number:</b>	<b>PLN24135</b>
	<b>Planning Permits Required:</b>	Regular Design Review permit to add a new dwelling unit and Minor Variance for a new entry stair.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Mixed Housing Type Residential – 4 (RM-4) Zone
	<b>Proposed Environmental Determination:</b>	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
	<b>Historic Status:</b>	No historic rating
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Administrative decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Contract Planner Ami Upadhyay at (916) 525-8246 or by email at <a href="mailto:aupadhyay@interwestgrp.com">aupadhyay@interwestgrp.com</a>

<b>2.</b>	<b>Location:</b>	<b>1750 E. 12<sup>TH</sup> ST.</b>
	<b>Assessor's Parcel Number(s):</b>	<b>020 011200401</b>
	<b>Proposal:</b>	Merge (6) existing lots into (2) lots
	<b>Applicant:</b>	Helena Liang
	<b>Owner:</b>	1750 E. 12 <sup>st</sup> LLC
	<b>Case File Number:</b>	<b>PLN24140</b>
	<b>Planning Permits Required:</b>	Tentative parcel map to merge (6) lots with (2) existing buildings on them into (2) lots
	<b>General Plan:</b>	Business Mix
	<b>Zoning:</b>	CIX-2
	<b>Proposed Environmental Determination:</b>	The project is exempt from the California Environmental Quality Act (CEQA) per Section 15315 – Minor Land Divisions: Division of property in urbanized areas zoned for residential, commercial, or industrial use into four or fewer parcels, etc.
	<b>Historic Status:</b>	Not A Historic Property
	<b>City Council District:</b>	Administrative Decision Pending
	<b>Action to be Taken:</b>	District 2
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Jamila Selby at (510) 238-2949 or by email at <a href="mailto:jselby@oaklandca.gov">jselby@oaklandca.gov</a>

<b>3.</b>	<b>Location:</b>	<b>2465 34<sup>th</sup> Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>027 089900100</b>
	<b>Proposal:</b>	The installation of Ohlone-themed art and displays within the Peralta Hacienda Historical Park, including sign panels, sculptures, and murals.
	<b>Applicant:</b>	Friends of Peralta Hacienda Historical Park; Holly Alonso (510) 833-1171
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>CP24078</b>
	<b>Planning Permits Required:</b>	Creek Protection Permit Category IV, per Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20 feet of an existing creek, and consideration of a downgrade to Category II due to the project's unlikely significant adverse impact on the creek based on the project design and creek protection measures.
	<b>General Plan:</b>	Urban Park and Open Space
	<b>Zoning:</b>	Open Space (OS); Special Use Park (SU)
	<b>Proposed Environmental Determination:</b>	This project is part of and consistent with a Master Plan for the Peralta Hacienda Historical Park (PHHP), adopted by the City of Oakland in 2002 and updated in 2021. The City of Oakland adopted an Initial Study and Mitigated Negative Declaration (IS/MND) for the original PHHP Master Plan on November 20, 2002, and an update to the IS/MND in 2021 for the PHHP Master Plan Update. The updated IS/MND provides the California Environmental Quality Act (CEQA) analysis of the proposal. The following are links to the relevant CEQA documents: <a href="https://cao-94612.s3.us-west-2.amazonaws.com/documents/PERALTA-HACIENDA-HISTORICAL-PARK-CEQA-document-1.pdf">https://cao-94612.s3.us-west-2.amazonaws.com/documents/PERALTA-HACIENDA-HISTORICAL-PARK-CEQA-document-1.pdf</a> <a href="https://www.oaklandca.gov/documents/2002-initial-study-mitigated-negative-declaration">https://www.oaklandca.gov/documents/2002-initial-study-mitigated-negative-declaration</a>
	<b>Historic Status:</b>	The park is considered a Local Landmark by the Oakland Cultural Heritage Survey.
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case City Planner Mike Rivera at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandca.gov">mrivera@oaklandca.gov</a>

END