

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, November 18, 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>5911 Howell Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>016 139600801</b>
	<b>Proposal:</b>	New construction of a 911 square foot two-story two-bedroom single-family dwelling unit on a 1,670 square foot vacant lot. The proposal includes one 414 square foot Junior Accessory Dwelling Unit (JADU) and one 440 square foot interior Accessory Dwelling Unit (ADU) on the first floor. This project requires a variance for reduced front and side setbacks and the removal of one protected tree.
	<b>Applicant:</b>	Donna Carter
	<b>Owner:</b>	Donna Carter
	<b>Case File Number:</b>	<b>PLN24010, T2400007</b>
	<b>Planning Permits Required:</b>	Regular Design Review, Variance, and Tree Removal Permit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-1
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Area of Secondary Importance (Claremont Avenue)
	<b>City Council District:</b>	CCD1
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>490 40<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>012 101101802</b>
	<b>Proposal:</b>	Convert an existing vacant building into a pickleball facility with four (4) courts, a gym, retail, and a limited-service restaurant that serves beer and wine. The proposal includes 21 off-street parking spots and two business signs. No exterior construction proposed. The proposal requires a Conditional Use Permit (CUP) for group assembly activities.
	<b>Applicant:</b>	Kady Pooler
	<b>Owner:</b>	Mast Family Partnership
	<b>Case File Number:</b>	<b>PLN2413</b>
	<b>Planning Permits Required:</b>	Conditional Use Permit
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	CN-2, S-13
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Historic Property
	<b>City Council District:</b>	CCD1
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

**END**