

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, March 3, 2025

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.

1.	Location:	2400-2402 82nd Avenue
	Assessor's Parcel Number(s):	043 457702100
	Proposal:	To convert an existing duplex into a 2,431 square-foot single-family dwelling and a 1,269 square-foot Category 3 Accessory Dwelling Unit. No expansion or changes to the exterior proposed; only internal work.
	Applicant:	Wanlong Wang / (510) 366-1986
	Owner:	Wanlong Wang & Tianyu Ma
	Case File Number:	PLN24174
	Planning Permits Required:	Regular Design Review for residential alterations requiring a Conditional Use Permit; Minor Conditional Use Permit for a dwelling unit with five bedrooms.
	General Plan:	Detached Unit Residential
	Zoning:	RD / S-13 Zones
	Proposed Environmental Determination:	15301 – Existing Facilities; 15303- Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; Oakland Cultural Heritage Survey rating: X
	City Council District:	7
	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:	1428 105th Avenue
	Assessor's Parcel Number(s):	047 550904200
	Proposal:	Proposed revision to the 393-unit senior housing development (324 units already constructed) previously approved under prior permits PLN15292 & PLN15292-R01, to remove the senior housing restriction and make the affordable housing units available to all ages. No physical changes are proposed to the existing building or the approved plans for the later 69-unit phase not yet constructed.
	Applicant:	Amanda Locke / AMG & Associates, LLC
	Owner:	Oakland Pacific Associates, a California Limited Partnership
	Case File Number:	PLN15292-R02
	Planning Permits Required:	Revision to a prior Design Review Approval
	General Plan:	Community Commercial
	Zoning:	CC-2/S-13/S-14
	Proposed Environmental Determination:	The previous project approvals included a CEQA Analysis that determined the project to be Categorical Exempt pursuant to Section 15332 of the State CEQA Guidelines. The Revision does not represent any physical changes of the scope of the existing approval and no further environmental review is required.
	Historic Status:	Not a historic property
	City Council District:	7
	Action to be Taken:	Decision on the application
	Finality of Decision:	Appealable within 10 days

For Further Information:	Contact Case Planner Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .
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3.	Location:	1689 20th Street (Raimondi Park)
	Assessor's Parcel Number(s):	007 -0568-001-00
	Proposal:	Proposal for improvements to Raimondi Field by the Oakland Ballers. Improvements include permanent perimeter fencing, expanded outfield fence and netting, batting cages, concession and merchandise stands, new restroom facilities and accessory storage sheds.
	Applicant:	Paul Freedman / Oakland Ballers, Inc.
	Owner:	City of Oakland
	Case File Number:	PLN24175
	Planning Permits Required:	Minor Conditional Use Permit within the OS Zone for improvements to an athletic field and new accessory structures, new restroom facilities, and new concession stand. The rebuilt outfield fencing for the athletic field will also require a Minor Variance for the portion along Campbell Street for maximum height (45'0" allowed; 50'0" proposed).
	General Plan:	Urban Park and Open Space
	Zoning:	OS (AF)
	Proposed Environmental Determination:	15301 – Existing Facilities; 15302 – Replacement or Reconstruction; 15303 – New Small Structures; 15311 – Accessory 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 within 10 days
	For Further Information:	Contact Case Planner Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

4.	Location:	1638 81st Ave
	Assessor's Parcel Number(s):	040 3365002300
	Proposal:	Construct an addition to an existing 890 square foot one-story two-bedroom single-family dwelling. The addition will result in an increase of 1,125 square feet in livable space to the existing residence, resulting in a total of 2,015 square feet, two stories, and four bedrooms. The project also includes the construction of a detached Accessory Dwelling Unit (ADU) in the rear yard of the residence, which is permitted per State law.
	Applicant:	John Clark
	Owner:	Eduardo Miranda
	Case File Number:	PLN24107
	Planning Permits Required:	Regular Design Review
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) 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:	Non-Historic Property
	City Council District:	CCD6
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission

For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov
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5.	Location:	2234 92nd Avenue
	Assessor's Parcel Number(s):	046 547300600
	Proposal:	Lift an existing 1,306 square foot one-story, four-bedroom single-family dwelling unit to construct a 2,636 square foot two-story residential building with four dwelling units. Each proposed unit will include approximately 650 square feet of living space. The project includes two off-street parking spaces in the rear to be consistent with the off-street parking regulations of the Oakland Planning Code.
	Applicant:	Francisco Larios
	Owner:	Francisco Larios
	Case File Number:	PLN24141
	Planning Permits Required:	Regular Design Review
	General Plan:	Detached Unit Residential
	Zoning:	RD, S-13
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under 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:	CCD7
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

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