

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, May 12, 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:	3135 E 27th Street
	Assessor's Parcel Number(s):	027 084600400
	Proposal:	Construction of a three-story, 3,531 square-foot building with three dwelling units and one, 589 square-foot Category 3 Accessory Dwelling Unit (ADU) behind an existing single-family dwelling for a total of 4 dwelling units and one ADU on-site.
	Applicant:	Tuong Tran c/o Tranvu, LLC / (408) 425-4523
	Owner:	Tomas F Ramirez & Patricia E Flores
	Case File Number:	PLN24143
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 / S-13 Zones
	Proposed Environmental Determination:	15303 Construction or 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:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandcca.gov .

2.	Location:	2640 74th Avenue
	Assessor's Parcel Number(s):	040 339803100
	Proposal:	Construction of a new two-story, 1,843 square foot single-family home on a vacant lot.
	Applicant/Phone Number:	Lorena Giacomani / (510) 862-2487
	Case File Number:	PLN24172
	Planning Permits Required:	Regular Design Review for new construction and the establishment of a dwelling unit.
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential (RD) Zone and S-13 Affordable Housing Combining Zone.
	Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303 - New Construction or Conversion of Small Structures.
	Historic Status:	Non-Historic Property (vacant lot)
	City Council District:	6
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact City Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

3.	Location:	2106 Woodbine Avenue
	Assessor's Parcel Number(s):	026 083201103
	Proposal:	Category III Creek Protection Permit related to a project that involves construction of 154 square foot rear deck on a creekside property. Construction will take place approximately 50 feet from the creek centerline and is unlikely to cause adverse effects to the watershed system with protection measures, including the placement of straw wattles beyond the construction activity location. The straw wattles will prevent runoff towards the stream and serve as a barrier, beyond which construction materials and personnel are not allowed.
	Applicant:	Tony Torres
	Owner:	VMM Irrevocable Trust
	Case File Number:	CP25004 (Related to DS250057)
	Planning Permits Required:	Category III Creek Protection Permit, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100' of an existing creek and consideration of a downgrade to Category II due to the project's unlikely significant adverse impact to the creek, based on the project design and creek protection protocols.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2, S-13
	Proposed Environmental Determination:	15301-Existing Facilities; 15301(i) - Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	N/A
	City Council District:	CCD5
	Action to be Taken:	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 .

END