

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 10-day public comment period¹:

MONDAY, July 3, 2023

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 Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

1.	Location:	1169 63rd Street
	Assessor's Parcel Number(s):	016 146501800
	Proposal:	To convert the existing single-family home and the single-family home currently under construction in the rear to condominiums.
	Applicant:	Kaleem Khwaja (510) 418-6646
	Owner:	Kaleem Khwaja
	Case File Number:	PLN23068
	Planning Permits Required:	Tentative Map Parcel (TPM11317) for condominiums
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Section 15301(k) – Division of existing multiple family or single-family residences into common-interest ownership; 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:	1
	Action to be Taken:	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:	Tyrone Carney Park at 10501 Acalanes Drive (at 105th Avenue).
	Assessor's Parcel Number:	045 539600100
	Proposal:	To renovate the 18,431 square-foot Tyrone Carney Park. The project will remove the basketball court, play structures, furniture, and landscaping, and construct new children's playground equipment, par-course equipment, landscaping, lighting, gates, bicycle racks, and perimeter fencing.
	Applicant:	City of Oakland, Department of Public Works, Calvin Hao
	Owner:	City of Oakland
	Case File Number:	PLN22185
	Planning Permits Required:	Minor Conditional Use Permit for park improvements to an Active Mini Park in the Open Space Zone.
	General Plan:	Detached Unit Residential
	Zoning:	Open Space/Active Mini-Park
	Environmental Determination:	Exempt per State CEQA Guideline Section 15301: Minor alterations to an existing facility; Section 15302: Replacement or Reconstruction to existing facility; and Section 15304 Minor alterations to land (pending).
	Historic Status:	Area of Secondary Importance (Sobrante Park)
	City Council District:	7
	Action to be Taken:	Administrative Decision (Note that on June 14, 2023, the City's Parks and Recreation Advisory Commission reviewed and advised the Zoning Manager to approve the project).
	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

3.	Location:	6018 Glenarms Drive
	Assessor's Parcel Number(s):	048H756300202
	Proposal:	To construct a new single-family residence, with approximately 3,328 sq. ft. of living area on an approximately 9,070 sq. ft. vacant lot
	Applicant:	John Newton / (510) 847-4108
	Owner:	Saleh Armian and Patricia Pejoro
	Case File Number:	PLN21095
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4 (Hillside Residential – 4)
	Environmental Determination:	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:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

“END”