

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:

TUESDAY, MAY 31, 2022*

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 4:00p.m. 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.

* Day and date adjusted due to the Monday holiday.

#1	Location:	696 29th Street, Oakland, CA 94602
	Assessor's Parcel Number(s):	009-0696-072-00
	Proposal:	Revision to construct a two-story 1,615 square foot single-family home on "lot 1" of a mini-lot development.
	Applicant:	Ariel Crevelai
	Owner:	Myer A H & Rosen Elena
	Case File Number:	PLN16165-R01
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

#2	Location:	3751 International Boulevard, 375 38th Avenue, and 1236-1240 37th Avenue
	Assessor's Parcel Number(s):	033 2158-00501, 033 215800800, 033 215802201, 033 215802300 & 033 215802400
	Proposal:	Demolition of a two-story, mixed-use building with eight residential units and a two-story, four-plex and construction of a six-story, mixed-use building with 4,380 square-feet of ground floor commercial space and 199 residential units. The project under the 80% density bonus pathway for 100% affordable project. The project is requesting the following concessions/waivers from the zoning requirements: 1) group open space reduction from 9,900 square-feet to 9,130 square-feet; 2) rear yard setback reduction from 15' to 5'-2"; 3) elimination of the 1:1 transitory setback from the 25' building height in the RM-1 Zone to the 72' roof line and 78' to the parapet wall proposed; and 4) building height increase to allow the elevator and stairs and other rooftop mechanical equipment. The project includes the merger of five lots into one lot.
	Applicant:	Elizabeth Brady (510) 679-0542
	Owner:	Elizabeth Brady, 3751 International LP
	Case File Number:	PLN22035/TPM11278
	Planning Permits Required:	Regular Design Review for construction of residential dwelling units and Tentative Parcel Map to merge five lots into one lot.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-2/CN-3/ RM-1/ S-15 Zones
	Environmental Determination:	Section 15332- In fill Development; and 15183- Project Consistent with a Community Plan or Zoning; (assuming Exempt)
	Historic Status:	3751 International and 1236 37 th Avenue-Potentially Designated Historic Properties; Oakland Cultural Heritage Survey (OCHS) Ratings: C3; The other lots are either vacant or have an OCHS Rating of X.
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov .

#3	Location:	8102 International Blvd
	Assessor's Parcel Number:	048H760603400
	Proposal:	To convert a former Walgreens of approximately 13,913 square feet to a Medical Services Activity.
	Applicant:	Kate McGee KMplanning
	Phone Number:	(415)298-5219
	Owner:	JT-ITC Limited Investments Partnership
	Case File Number:	PLN22061
	Planning Permits Required:	Minor CUP for a Medical Service Commercial activity to occupy more than 35' of street frontage in the CN-3 Zone. Regular Design review for façade improvements and new signage.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3/RD-1
	Environmental Determination:	Exempt Section 15301(a)(e) Existing facilities, 15183 Projects consistent with the General Plan or Zoning
	Historic Status:	Non-historic property
	City Council district:	6
	Status:	Pending
	Staff Recommendation:	To be determined
	Finality of Decision:	Appealable to Planning Commission
	For further information:	Oakland Planner: Robert D. Merkamp Phone: (510) 238-6283; Email: RMerkamp@oaklandca.gov
		Online case file link: PLN22061

#4	Location:	1510 Webster Street
	Assessor's Parcel Number(s):	008-0625-032-00 & -034-01
	Proposal:	Request for written Determination by the Zoning Manager pursuant to Condition of Approval #4 of Planning Case File number PLN20-107-R01, that the modification of the type of affordable housing units being provided as part of the granted density bonus is a minor change. The project approval included 35 units designated as low income that granted a density bonus of 40.5%. The requested modification would include a mix of income categories that is now allowed under the City's updated density bonus ordinance and would include a total of 42 designated affordable units with 13 as very-low income and 29 as moderate income, which would allow for the same density bonus of 40.5% (total unit count for the project would remain at 222 as approved).
	Applicant:	Jeremy Harris / (530) 966-5777
	Owner:	1510 Webster LLC
	Case File Number:	DET22-0092
	Planning Permits Required:	Request for written determination.
	General Plan:	Central Business District
	Zoning:	CBD-P & CBD-C / CBD Height Area 6
	Environmental Determination:	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provided a separate and independent basis for CEQA compliance. No further environmental review is required.
	Historic Status:	1510 Webster - OCHS Rating: F3

City Council District:	3
Action to be Taken:	Decision on the application
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Pete Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

#5	Location:	4162 Lincoln Ave, Oakland, CA 94602
	Assessor's Parcel Number(s):	029-1007-035-00
	Proposal:	Tentative Parcel Map (TPM11069) to create three new parcels with a shared access facility. The first parcel would contain an existing detached duplex, the second parcel would contain existing single-family dwelling, and the third parcel would contain an existing duplex.
	Applicant:	Indigo Design Group LLC, Kristin Personett
	Owner:	Ethan & Denise Poulos
	Case File Number:	PLN21163 (TPM11069)
	Planning Permits Required:	Tentative Parcel Map; Minor Conditional Use Permit
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Environmental Determination:	Exempt; 15315 – Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

#6	Location:	3700 West Street
	Assessor's Parcel Number(s):	012 096502101
	Proposal:	To construct a 2,181 square feet two-story single-family residence on a vacant lot.
	Applicant:	Xan Dang (510)325-7127
	Owner:	Xan Dang
	Case File Number:	PLN21031
	Planning Permits Required:	Regular Design Review for construction of a dwelling unit
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 Zone
	Environmental Determination:	Section 15303-New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; Vacant Lot
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

#7	Location:	490 40th Street (also known as 4000 Telegraph Avenue)
	Assessor's Parcel Number(s):	012 101101802
	Proposal:	To subdivide one lot into two lots containing detached commercial and residential buildings. Lot 1 with the commercial building would be 27,768 square feet. Lot 2 with the residential building would be 35,997 square-feet.
	Applicant:	Marc Mast (925)286-6770
	Owner:	Mast Family Partnership
	Case File Number:	PLN21237
	Planning Permits Required:	Tentative Parcel Map (TPM11119) to subdivide one lot into two.
	General Plan:	Neighborhood Center Mixed Use / Urban Residential
	Zoning:	Neighborhood Commercial - 2 (CN-2) Zone
	Environmental Determination:	15315 – Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property
	City Council District:	1
	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@oaklandca.gov .

“END”