

APPLICATIONS ON FILE
May 6, 2022

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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, MAY 16, 2022

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 r 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.

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| 1. | Location: | 3527 Dwight Way |
| | Assessor's Parcel Number(s): | 048H 770000701 & 048H 770000501 |
| | Proposal: | To relocate or demolish an existing single-family home and construct a two-story single-family home on a 12,500 square-foot lot. |
| | Applicant: | Keenan Gravier / (831) 419-9996 |
| | Owner: | Paul Abboud |
| | Case File Number: | PLN21093 |
| | Planning Permits Required: | Regular Design Review for construction of one dwelling unit |
| | General Plan: | Hillside Residential |
| | Zoning: | RH-2/S-9 |
| | Environmental Determination: | 15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning |
| | Historic Status: | OCHS Rating: D2+ |
| | City Council District: | 1 |
| | Action to be Taken: | Pending |
| | Finality of Decision: | Appealable to Planning Commission |
| | For Further Information: | Contact Case Planner, Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov |

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| 2. | Location: | 375-8th Avenue (Clinton Basin Park at Brooklyn Basin) |
| | Assessor's Parcel Number: | 018 046000404 |
| | Proposal: | Minor revision to design of Clinton Basin (new Brooklyn Basin Park, approved under PUD06010-PUDF02); Use, size, and scope remain unchanged. |
| | Applicant: | Frank Flores, Signature Development Group; (510) 715-3892 |
| | Owner: | Zarsion OHP, LLC. |
| | Case File Number: | PUD06010-PUDF02-R01 |
| | Planning Permits Required: | Minor Revision to Final Development Permit |
| | General Plan: | Planned Waterfront Development-4 |
| | Zoning: | Planned Waterfront Zoning District (PWD-4)/D-OTN-4 |
| | Environmental Determination: | Final EIR certified on January 20, 2009; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning |
| | Historic Status: | Non-Historic Property |
| | City Council district: | 2 – Nikki Fortunato Bas |
| | Action to be Taken: | Pending |
| | Finality of Decision: | Appealable to Planning Commission |
| | For further information: | Catherine Payne : Phone: (510) 238-6168 ; Email: cpayne@oaklandca.gov |

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| 3. | Location: | 0-8th Street (Parcel D at Brooklyn Basin) |
| | Assessor's Parcel Number: | 018 046501500 |
| | Proposal: | Minor revision to design of Parcel D (residential development, approved under PUD06010-PUDF012); Add 11 units as permitted under PUD, design revisions to accommodate additional units. |
| | Applicant: | Anh Le, Cityview |
| | Phone Number: | Email: Ale@cityview.com |
| | Owner: | Matthew N. Falley, Esq. CV OW Parcel D Owner, LLC |
| | Case File Number: | PUD06010-PUDF012-R01 |
| | Planning Permits Required: | Minor Revision to Final Development Permit |
| | General Plan: | Planned Waterfront Development-4 |
| | Zoning: | Planned Waterfront Zoning District (PWD-4)/D-OTN-4 |
| | Environmental Determination: | Final EIR certified on January 20, 2009; Exempt (15183) |
| | Historic Status: | Non-Historic Property |
| | City Council district: | 2 – Nikki Fortunato Bas |
| | Action to be Taken: | Pending |
| | Finality of Decision: | Appealable to Planning Commission |
| | For further information: | Catherine Payne: Phone: (510) 238-6168; Email: cpayne@oaklandca.gov |

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| 4. | Location: | 0 Tiffin Road (adjacent to 1966 Tiffin Road) |
| | Assessor's Parcel Number(s): | 029A 1318050 |
| | Proposal: | To replace a previously demolished structure and construct a new single-family home on an approximately 10,910 square-foot vacant lot. |
| | Applicant/Owner: | Alexis Strauss Hacker/ (510) 531-7975 |
| | Case File Number: | PLN21008 |
| | Planning Permits Required: | Regular Design Review for new construction of a dwelling unit; and Minor Variances to reduce minimum curb cut separation from 10 feet to 7.25 feet; and increase maximum front yard paving from 50% to 53% (approximately 11 square-feet). |
| | General Plan: | Detached Unit Residential |
| | Zoning: | RD-1 Zone |
| | 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: | 4 |
| | Action to be Taken: | Pending |
| | Finality of Decision: | Appealable to Planning Commission |
| | For Further Information: | Contact Case Planner, Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov |

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| 5. | Location: | 2901 Broadway (2929 Broadway Mixed Use Project) |
| | Assessor's Parcel Number(s): | 009-0701-005-00, 006-00, 007-00, 008-00, 009-00, 010-00, 011-00, and 012-00 |
| | Proposal: | Proposal to demolish four existing commercial buildings and construct a new seven story mixed use building containing 220 dwelling units over ground floor commercial. The proposal is applying the State Density Bonus and includes 23 dwelling units available for very low-income households to achieve a 50% density bonus for the project. The applicant is requesting waivers to development standards for the required open space and the ten-foot rear yard setback, and include a request for a concession to the restriction on ground floor residential facilities within 60 feet of Broadway to allow the gym and amenity space for the apartment building to be located on the ground floor along the Broadway frontage. |
| | Applicant: | MBO Developer, Justin Osler / (415) 429-6044 |
| | Owner: | MBO LLC |
| | Case File Number: | PLN21041 |
| | Planning Permits Required: | Regular Design Review for new construction including Category III demolition findings and Tentative Parcel Map for lot merger. |
| | General Plan: | Community Commercial |
| | Zoning: | D-BV-3, D-BV-4 |
| | Environmental Determination: | A detailed CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA provisions: 15182 – Specific Plan exemption; 15183 - Projects consistent with a community plan, general plan, or zoning; 15183.3 – Qualified In-fill projects; and 15164 – Addendum to the 2014 certified Broadway Valdez District Specific Plan EIR; Each of the CEQA provisions provides a separate and independent basis for CEQA compliance. The CEQA Analysis may be reviewed on the City website at: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2022 |
| | Historic Status: | Upper Broadway Auto Row ASI 340 29 th Street; OCHS Rating: Dc2+ /2901 Broadway: OCHS Rating: Dc2+ / 2924 Webster Street: OCHS Rating: Dc2+ / 2919 Broadway: OCHS Rating: C2+ |
| | 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 . |

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| 6. | Location: | 11880 Skyline Boulevard |
| | Assessor's Parcel Number: | 037A 314908002 |
| | Proposal: | TPM to create 20 residential and 3 commercial condos in a building under construction. |
| | Applicant: | SF Codes (415) 909-0744 |
| | Owner: | Skyline Redwood, LLC. |
| | Case File Number: | PLN21241 |
| | Planning Permits Required: | Tentative Parcel Map |
| | General Plan: | Neighborhood Center Mixed Use |
| | Zoning: | CN-3/RD-1 |
| | Environmental Determination: | Exempt Section 15301 (K) Creation of Condominiums |
| | Historic Status: | Non-Historic Property |
| | City Council district: | 4 |
| | Action to be Taken: | Pending |
| | Finality of Decision: | Appealable to Planning Commission |
| | For further information: | Robert Merkamp: Phone: (510) 238-6283; Email: rmerkamp@oaklandca.gov |

“END”