

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, NOVEMBER 21, 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.

1.	Location:	2251 Melvin Road
	Assessor's Parcel Number(s):	029A131300100
	Proposal:	Reconstruct a demolished two-story, 2,996 square foot single-family home. The new home would be in the same building envelope as the prior home except for a 70 square-foot addition to the second floor.
	Applicant:	Jetton Construction, Inc. / Matthew McHenry
	Owners:	Bridgette and Alexander Powell
	Case File Number:	PLN22176
	Planning Permits Required:	Regular Design Review to reconstruct a new single-family residence per Section 17.136.040(A)(11) in the RH-4/S-9 Combining Zone; and Conditional Use Permit to replace a portion of a nonconforming residential facility per Section 17.114.120(B)
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential; and S-9 Fire Safety Protection Combining Zone
	Environmental Determination:	Sections 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
	City Council District:	4
	Action to be Taken:	Administrative Decision
	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

2.	Location:	0 Girvin Drive (between 6040 Girvin Drive & 6139 Chelton Drive)
	Assessor's Parcel Number(s):	048D-7281-048-00
	Proposal:	Regular Design Review for a new 4,248 square foot single family home on an upsloping vacant lot.
	Applicant:	John Newton
	Owner:	Mohsen Abaie
	Case File Number:	PLN22005; T210004
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit; and a Tree Protection Permit for removal of protected trees.
	General Plan:	Residential Hillside
	Zoning:	RH-4/S-9
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Administrative decision
	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 .

3.	Location:	471-473 34th Street
	Assessor's Parcel Number(s):	009-0746-015-00
	Proposal:	Regular Design Review to convert commercial duplex to 4 residential units and add a new accessory dwelling unit in the basement by raising building two feet and seven inches.
	Applicant:	Tranvu, LLC
	Owner:	Tranvu, LLC
	Case File Number:	PLN22068.
	Planning Permits Required:	Regular Design Review for new construction of four new dwelling units;
	General Plan:	Institutional
	Zoning:	S-1
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP; C3
	City Council District:	3
	Action to be Taken:	Administrative decision
	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 .

4.	Location:	550 27th Street
	Assessor's Parcel Number(s):	009 068904001
	Proposal:	Second revision of PLN17225 increase the number of units in the approved project from 40 to 47 units for a new apartment building and increase the height from five-stories to six-stories. The proposal includes concessions and waivers under the State Density Bonus Law.
	Applicant:	Adam McClure
	Owner:	Accel Equity V, LLC
	Case File Number:	PLN17225-R01-R01
	Planning Permits Required:	Regular Design Review for new construction of multi-family building
	General Plan:	Urban Residential
	Zoning:	RU-5
	Environmental Determination:	Sections 15311 (Infill Development) and 15183 (Projects Consistent with a Community Plan, General Plan, or Zoning) of the State CEQA Guidelines.
	Historic Status:	Not historic
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

5.	Location:	277 38th Street
	Assessor's Parcel Number(s):	012 098400300
	Proposal:	Lift existing house and excavate basement/crawl space to achieve a 10' ceiling height at new habitable ground floor. Remodel existing dwelling to provide a four-bedroom, three-bath, two-story house largely at grade.
	Applicant:	Rebecca Amato / Daniel Weiss (510) 420-0210
	Owner:	Alycia Kellman
	Case File Number:	PLN22108
	Planning Permits Required:	Regular Design Review for an addition/alteration exceeding 1,000 square feet.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM -3 Zone
	Environmental Determination:	15301 of State CEQA Guidelines: Minor alterations to an existing facility, and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Potentially Designated Historic Property; 38th and Cerrito Street Area of Secondary Importance; Oakland Cultural Heritage Survey Rating: D2+
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov

“END”