

APPLICATIONS ON FILE
October 8, 2021

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, OCTOBER 18, 2021

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 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:	2900 Parker (intersection of Ney Avenue, Parker Avenue and the unimproved Cumberland Way)
	Assessor's Parcel Number(s):	040 A342004504
	Proposal:	To construct a 2,398 sq. ft, two-story single-family dwelling with an attached garage for two parking spaces on a 5,475 sq. ft. lot
	Applicant:	Derek Vinh / I.C.E. Design Team / (650) 741-6968
	Owner:	Cumberland Development, LLC
	Case File Number:	PLN20028
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential - 2 (RD-2) Zone
	Environmental Determination:	Exempt per CEQA Guidelines Section 15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a historic property (vacant lot)
	City Council District:	6
	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 .

2.	Location:	3109 Champion Street
	Assessor's Parcel Number (s):	028 090001000
	Proposal:	To subdivide an existing 6,250 sq. ft. lot into two lots between two existing detached residential buildings with an access easement located on School Street. Proposed Lot 1 (3,342 sq. ft) would front onto Champion St, and Lot 2 (2,910-sf) would front onto School Street via the access easement.
	Applicant:	Emily Laetz / (310) 383-7237
	Owner:	Brad Roemer
	Case File Number:	PLN21098
	Planning Permits Required:	Tentative Parcel Map for subdivision of one lot into two (TPM11147); and Minor Conditional Use Permits for subdivision between buildings and a Shared Access Easement
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Environmental Determination:	15315-Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

3.	Location:	13438 Campus Drive
	Assessor's Parcel Number(s):	037 A315601000
	Proposal:	To construct a 5,904 sq. ft, single-family dwelling with a two (Approximately 990 sq. ft.) garages for three cars on a down sloped vacant lot.
	Applicant:	John Nguyen/ Dulon Studios / (510) 552-2641
	Owner:	Daniel Koches
	Case File Number:	PLN21096
	Planning Permits Required:	Regular Design Review to construct a single-family dwelling; Minor Conditional Use Permit to allow a building height of 34' where 32' is outright permitted.
	General Plan:	Hillside Residential
	Zoning:	RH-3 Zone
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction or conversion of small structures and Section 15183 of the State CEQA Guidelines; Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not a historic property; Vacant lot
	City Council District:	6
	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

4.	Location:	820 West MacArthur Boulevard
	Assessor's Parcel Number(s):	012 095900903
	Proposal:	To demolish existing structure, merge three lots into one new lot, construct a new five-story 92-unit multi-family residential development and create 92 residential condominiums (TPM8588). Project involves a 44% density bonus for 27 moderate income affordable units with waivers to allow portions of the building to exceed the required 1:1 height-to-setback ratio at the rear; allow 2,990 square feet of useable open space where 13,800 square feet is required; and allow zero off-street parking spaces.
	Applicant:	Alex Walter – Riaz Capital / (609)707-7644
	Owner:	820 MacArthur, LLC
	Case File Number:	PLN19247 & PLN21037
	Planning Permits Required:	Regular Design Review to demolish existing structure and construct a new 92-unit condominium development; and Tentative Parcel Map (TPM8588) to merge three lots into one and create 92 condominium units.
	General Plan:	Urban Residential
	Zoning:	RU-4 and RU-5 - Urban Residential Zone
	Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Redevelopment Plan (2003) EIRs. The CEQA Analysis document may be reviewed online at <u>City of Oakland Current Environmental Review (CEQA/EIR) Documents... (oaklandca.gov)</u>
	Historic Status:	X
	City Council District:	1
	Action to be Taken:	Approval
	Finality of Decision:	Appealable to Oakland City Planning Commission
	For Further Information:	Contact Case Planner, Maurice Brenyah-Addow at (510) 238-6342 or by email at <u>mbrenyah@oaklandca.gov</u> .

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