

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 17-day public comment period:

MONDAY, January 5, 2026

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.	Location:	4660 Harbord Drive
	Assessor's Parcel Number(s):	048B 715000204
	Proposal:	Construction of a new 9,096 square-foot gymnasium with 1,351 square-foot attached covered patio within the existing paved recreation yard at Holy Names High School. Four additional on-site parking spaces will be added for a total of 59 spaces. No additional student enrollment is proposed with this application.
	Applicant:	Kluger Architects (562) 498-2400
	Owner:	Holy Names High School (510) 450-1110
	Case File Number:	PLN25076
	Planning Permits Required:	Regular Design Review for new construction; Conditional Use Permit for expansion of Community Education use.
	General Plan:	Institutional
	Zoning:	RD (Detached Unit Residential)
	Proposed Environmental Determination:	State CEQA Guidelines: 15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Potential Designated Historic Property; Oakland Cultural Heritage Survey Rating: B+3
	City Council District:	4
	Action to be Taken:	Administrative Decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com

2.	Location:	Brooklyn Basin (formerly known as "Oak to 9 th Avenue"); specifically, Parcel H
	Assessor's Parcel Number(s):	018 046501700
	Proposal:	The applicant is seeking approval for a minor revision to previously approved Final Development Plan, filed under PUD06010-R02-PUDF04, for a mixed-use residential building. The project scope includes modifying the flat roof form of the building to a hipped roof with composite shingles. The number of residential units is proposed to remain.
	Applicant:	Signature Development Group; Frank Flores (510) 715-3892
	Owner:	Zarion OHP I, LLC
	Case File Number:	PUD06010-R02-PUDF04-R01
	Planning Permits Required:	Minor Revision Permit
	General Plan:	EPP-Planned Waterfront Development-4 (PWD-4)
	Zoning:	Oak-to-Ninth District (D-OTN-4)/S-14
	Proposed Environmental Determination:	A Final EIR for this project was certified on January 20, 2009 The Final EIR may be reviewed on the City website at: City of Oakland Current Environmental Review (CEQA/EIR) Documents... Section 15315 – Minor Land Divisions, Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Area of Secondary Importance – F3
	City Council District:	District 2; Charlene Wang
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the City of Oakland Planning Commission

For Further Information:	Contact Case Planner Christopher Tan at (510) 504-7243 or by email at ctan@oaklandca.gov
---------------------------------	--

3.	Location:	Brooklyn Basin (formerly known as "Oak to 9 th Avenue"); specifically, Parcel H
	Assessor's Parcel Number(s):	018 046501700
	Proposal:	The applicant is seeking approval for a Vesting Tentative Parcel Map (VTPM) to subdivide a single parcel in Brooklyn Basin, known as Parcel H, into a three-lot subdivision with authorization for 83 residential condominium units on lot 1 and 260 residential units on lot 2. The proposed vesting tentative parcel map is to accommodate a previously approved Final Development Plan filed under PUD06010-R02-PUDF04.
	Applicant:	Signature Development Group; Frank Flores (510) 715-3892
	Owner:	Zarion OHP I, LLC
	Case File Number:	PLN25082
	Planning Permits Required:	Vesting Tentative Parcel Map (VTPM)
	General Plan:	EPP-Planned Waterfront Development-4 (PWD-4)
	Zoning:	Oak-to-Ninth District (D-OTN-4)/S-14
	Proposed Environmental Determination:	A Final EIR for this project was certified on January 20, 2009 The Final EIR may be reviewed on the City website at: City of Oakland Current Environmental Review (CEQA/EIR) Documents... Section 15315 – Minor Land Divisions, Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Area of Secondary Importance – F3
	City Council District:	District 2; Charlene Wang
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the City of Oakland Planning Commission
	For Further Information:	Contact Case Planner Christopher Tan at (510) 504-7243 or by email at ctan@oaklandca.gov

4.	Location:	818 27TH STREET
	Assessor's Parcel Number(s):	009 069200800
	Proposal:	Legalization of the conversion of a two-story office building into four residential units, including two residential units on both the ground floor and the second floor. <i>Note: This is the second public notification for this project to correct the previous misstatement of existing status of the building.</i>
	Applicant:	Argishti Avetisyan (747) 999-0707
	Owner:	Redwood Property Investors III LLC
	Case File Number:	PLN24158
	Planning Permits Required:	Regular Design Review for new residential units; and Minor Conditional Use Permits for a residential activity on the ground floor and within 30 feet of the street frontage (OMC 17.35.030(L2) and for ground floor residential facilities within 30 feet of the street frontage OMC 17.35.040(L3))
	General Plan:	Community Commercial
	Zoning:	CC-2, S-13 Zones
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)

Historic Status:	OCHS Rating: *3; Non-Historic Property
City Council District:	3
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 <u>dthai@oaklandca.gov</u> .

END