

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, April 28, 2025

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:	3956 Fruitvale Avenue
	Assessor's Parcel Number(s):	029A130906200
	Proposal:	Demolish an existing 153 sq. ft. garage and a construct 190 sq. ft. garage.
	Applicant:	Anna Misharina (510) 467-3140
	Owner:	Rachel Medanic & Dave Watt
	Case File Number:	PLN25019
	Planning Permits Required:	Regular Design Review for alteration of a structure and Minor Variance for addition of 37 sq. ft. within the front yard & side yard setbacks, where 5' is required in the front yard and 0' is proposed and where 4' is required in the side yard and 0' is proposed.
	General Plan:	Detached Unit Residential
	Zoning:	RD, S-13 Zones
	Proposed Environmental Determination:	Section 15303(e) of the State CEQA Guidelines: New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	None
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov

2.	Location:	525 12th STREET
	Assessor's Parcel Number(s):	APNs 002 009703900, 002 009704000, and 002 009703800
	Proposal:	Revision to previously approved PLN22197 for Minor Conditional Use Permit for Master Sign Program at Samuel Merritt University's new campus.
	Applicant:	Bryan Fat, STRADA, (314) 276-0707
	Owner:	City of Oakland
	Case File Number:	PLN22197-R01
	Planning Permits Required:	Minor Conditional Use Permit for a Master Sign Program Revision
	General Plan:	Central Business District 3 (CBD-3)
	Zoning:	Downtown District General Commercial Zone (D-DT-C)
	Proposed Environmental Determination:	Exemption based on Public Resources Code Section 21083.3 & 21166 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning), 15162 and 15164 (Subsequent EIRs, Supplements and Addenda to an EIR or Negative Declaration), and 15311 (Accessory Structures).
	Historic Status:	Not a historic property
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Audrey Lieberworth at (510) 238-6317 or by email at ALieberworth@oaklandca.gov .

3.	Location:	977 Apgar Street
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Assessor's Parcel Number(s):	012 095600900
Proposal:	To add a 1,365 square-foot second story to a single-family home and convert an existing garage to a detached Accessory Dwelling Unit.
Applicant:	Cheryl Lima
Owner:	Tarsha Jordan
Case File Number:	PLN23123
Planning Permits Required:	Regular Design Review for adding more than 1,000 square feet of floor area.
General Plan:	Mixed Housing Type Residential
Zoning:	Mixed Housing Type Residential – 2 (RM-2)
Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	No Historic Rating
City Council District:	1
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.

4. Location:	455 Mcauley Street
Assessor's Parcel Number(s):	016 139600300
Proposal:	To construct a 1,044 square-foot, second-story addition to an existing single-family home. The project also includes minor changes to windows and doors on the first floor.
Applicant:	Melina Meissner
Owner:	Grace and George Leslie-Waksman
Case File Number:	PLN24149
Planning Permits Required:	Regular Design Review for adding more than 1,000 square feet of floor area.
General Plan:	Mixed Housing Type Residential
Zoning:	Mixed Housing Type Residential – 1 (RM-1)
Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	No Historic Rating
City Council District:	1
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.

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