

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 period<sup>1</sup>:**

## **MONDAY, April 24, 2023**

**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.

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<sup>1</sup> 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.

<b>1.</b>	<b>Location:</b>	<b>1532 9<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>004009101800</b>
	<b>Proposal:</b>	Reconstruction of a 1,687 square-foot, fire damaged, single-family dwelling to replicate as close as possible the original conditions.
	<b>Applicant:</b>	Mark Scott Construction c/o Mike Angelo (925) 944 -0502
	<b>Owner:</b>	Andrea Wilson
	<b>Case File Number:</b>	<b>PLN22216</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit to rebuild a fire damaged single-family dwelling to prior condition; Regular Design Review for new construction
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM -2 Zone
	<b>Environmental Determination:</b>	Section 15303 of State CEQA Guidelines: New construction of small structures and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
	<b>Historic Status:</b>	Potentially Designated Historic Property; Oakland Point Area of Primary Importance; Oakland Cultural Heritage Rating Survey Cb+1+
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Linda Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>9 Homeglen Lane</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048E732403300</b>
	<b>Proposal:</b>	Construct a three-story, 2,561 square-foot, single-family residence with a 1,850 square-foot building footprint on a vacant downslope lot
	<b>Applicant:</b>	Leila Porter
	<b>Owner:</b>	Suwannee Investments Inc. (415) 265-3845
	<b>Case File Number:</b>	<b>PLN22087</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new residence
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9 Zones
	<b>Environmental Determination:</b>	15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property; Vacant Lot
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>4300 Sequoyah Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048 685400702</b>
	<b>Proposal:</b>	Replacement of existing 600 square-foot lower rear deck with a new 540 square foot deck at same location 20' away from the creek bank.
	<b>Applicant:</b>	Denise Rozporka (408)458-0814
	<b>Owner:</b>	Gordon S Baranco & Barbara N Gee Trs
	<b>Case File Number:</b>	<b>CP22028</b>
	<b>Planning Permits Required:</b>	Creek Permit Category III related to construction 20' away from an existing creek
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-3 Zone
	<b>Environmental Determination:</b>	Section 15301(i) – Maintenance of Stream Channels and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCHS Rating: X; Non-Historic Property
	<b>City Council District:</b>	7
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at <b>(510) 238-3584</b> or by email at <b><a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a></b> .

<b>4.</b>	<b>Location:</b>	<b>4185 Piedmont Avenue</b>
	<b>Assessor's Parcel Number:</b>	<b>012 099400300</b>
	<b>Proposal:</b>	<p>To demolish an existing two-story commercial building and construct a new five-story, 58-foot tall, mixed-use building on a 5,000 square-foot lot. The project includes two residential units behind a 1,000-square-foot, ground-floor commercial space, twelve residential units in the upper floors, and rooftop open space. The project includes twelve market-rate rental units and two very low-income affordable rental units for a total of 14 dwelling units.</p> <p>The project includes concessions and waivers pursuant to the State Density Bonus Law (California Government Code 65915-65918) for the following: 1) open space reduction (required: 2,100 square feet; proposed:1,242 square feet), 2) building height of 58 feet (maximum 35 feet), 3) five stories (maximum three stories), 4) rear yard reduction (required: 15 feet; proposed: 8.9 feet), 5) reduction of the transitional rear yard 1:1 setback adjacent to the RM-3 Zone for buildings over 30 feet high, and 6) construction of two new residential units to the rear of the ground floor in the CN-1 Zone.</p>
	<b>Applicant:</b>	Kava Massih Architects, Avery Mathews
	<b>Owner:</b>	4185 Piedmont, LLC
	<b>Case File Number:</b>	<b>PLN22190</b>

<b>Planning Permits Required:</b>	Regular Design Review for new construction and the creation of dwelling units.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	Neighborhood Center Commercial Zone – 1 (CN-1)
<b>Environmental Determination:</b>	The project is exempt under the following sections of the State CEQA Guidelines: 15332 – Infill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending).
<b>Historic Status:</b>	Non-Historic Property
<b>City Council District:</b>	1
<b>Action to be Taken:</b>	Administrative Decision
<b>Finality of Decision:</b>	Appealable to the Planning Commission
<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at <b>(510) 238-6417</b> or by email at <a href="mailto:mriviera@oaklandca.gov">mriviera@oaklandca.gov</a>

<b>5.</b>	<b>Location:</b>	<b>820 West MacArthur Boulevard</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>012-0959-009-03</b>
	<b>Proposal:</b>	<p>Revision to a project that would demolish an existing structure, merge three lots into one new lot, and construct a new five-story multi-family residential condominium development. The revision would increase the number of units from 92 to 166 by converting all the units to studios and not include condominiums in the project.</p> <p>The project includes 51 moderate income affordable units under the State Density Bonus Law, which provides waivers to allow portions of the building to exceed the required 1:1 height-to-setback ratio at the rear and 2,990 square-foot of useable open space where 13,800 square feet is required.</p> <p>The revision would also change Condition of Approval #26 to require, prior to issuance of a Building Permit, approval from the Department of Toxic Substance Control and/or Alameda County, as applicable, the soil remediation measures required to assure the site is safe for residential use. The prior condition limited Alameda County to be the only possible approval agency and was required to be fulfilled prior to the application for a Building Permit.</p>
	<b>Applicant/Owner:</b>	Riaz Development
	<b>Case File Number:</b>	<b>PLN23003</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and the establishment of new units.
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	Urban Residential - 4 (RU-4) and Urban Residential – 5 (RU-5)

<b>Environmental Determination:</b>	The project qualifies for California Environmental Quality Act (CEQA) streamlining provisions under CEQA Guidelines Sections 15183 and 15183.3 to tier from the program-level analysis completed in the City of Oakland (City) General Plan Land Use and Transportation Element (LUTE) and its EIR, the 2010 General Plan Housing Element Update EIR and 2014 Addendum, the West Oakland Redevelopment Plan (Redevelopment Plan) and its EIR, and the West Oakland Specific Plan (WOSP) and its EIR <sup>4</sup> —collectively referred to herein as the “Program EIRs”—which analyzed environmental impacts associated with adoption and implementation of the General Plan, Redevelopment Plan, and the WOSP.
<b>Historic Status:</b>	No Rating
<b>City Council District:</b>	1
<b>Action to be Taken:</b>	Administrative Decision
<b>Finality of Decision:</b>	Appealable to the Planning Commission
<b>For Further Information:</b>	Contact Case Planner Neil Gray at (510) 238-3878 or by email at <a href="mailto:ngray@oaklandca.gov">ngray@oaklandca.gov</a> .

**“END”**