

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, May 6, 2024

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 seventeen (17) 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:	1434 55th Avenue
	Assessor's Parcel Number(s):	038 323202101
	Proposal:	Construction of a two-story 2,506 square foot duplex with attached two car garage.
	Applicant:	Tuong Tran (408) 425-4523
	Owner:	Tranrei LLC
	Case File Number:	PLN24036
	Planning Permits Required:	Regular Design Review for the construction of multiple dwelling units
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM- 3 Zone
	Proposed Environmental Determination:	Section 15303(a) of the State CEQA Guidelines: New construction of small structures and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Potentially Designated Historical Property, with OCHA rating of DC3
	City Council District:	6
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

2.	Location:	6341 Shattuck Avenue
	Assessor's Parcel Number:	015 136400100
	Proposal:	Demolish a one-story 1,210 square-foot commercial building and construct a new three-story, 14 dwelling unit mixed use building with six ground floor parking spaces and 1,642 square feet of ground floor retail space. The project includes nine market-rate units and five low-income affordable units for a total of 14 dwelling units. The project includes concessions and waivers pursuant to the State Density Bonus Law for: 1) building height (maximum required: 35-foot; proposed: 35.5 feet), 2) group usable open space (minimum required: 2,100 square feet; proposed: 1,419 square feet), 3) front yard setback (minimum required: 7.5 feet; proposed: none), 4) rear yard setback (minimum required: 10 feet; proposed: 6 feet), 5) street side setback (minimum required: 7.5 feet; proposed: 3 feet), 6) minimum interior side yard 1:1 height to step back ratio adjacent to an Mixed Housing Type Residential (RM) Zone, and 7) minimum rear yard 2:1 height to step back ratio adjacent to an RM Zone.
	Applicant & Owner:	Navdeep Grewal (925) 451-7933
	Case File Number:	PLN23171
	Planning Permits Required:	Regular Design Review for new construction and the establishment of residential dwelling units.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3 Neighborhood Commercial Zone, S-13 Affordable Housing Combining Zone, and S-14 Housing Sites Combining Zone.

Proposed Environmental Determination:	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.
Historic Status:	Non-Historic Property
City Council District:	1
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact City Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov

3. Location:	4529 Howe Street
Assessor's Parcel Number(s):	048 700200100
Proposal:	Request for modifications of an existing house from 2050-sq. ft. to 2,483 sq. ft. with a 381 sq. ft. accessory dwelling unit (ADU) and 340 sq. ft. garage. The exterior of the house would be remodeled to be similar in appearance with window changes, new dormers on the 2nd floor, new entry, new deck, and new basement level. Access to the site will be through a shared driveway. The request includes a Tentative Parcel Map for a lot split to create a new 5,028-sq. ft. lot and Minor Variances would be required for the reduction of the rear setback and for the increase in building height above the ground surface due to the new basement level.
Applicant:	John Newton (510) 847-4108
Owner:	Tom Anthony (510) 701-3700
Case File Number:	PLN22070
Planning Permits Required:	Small DR for the modifications to the existing structure, General Plan Conformity Analysis to determine the General Plan designation of the project site, TPM for a lot split from the St. Mary Cemetery, 381 square foot ADU, a Minor Variance to exceed height limits, & a Minor Variance to reduce the rear yard setback.
General Plan:	Mixed Housing Type Residential
Zoning:	Detached Unit Residential Zone (RD-1)
Proposed Environmental Determination:	15301 – Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	C1+ and within the Mountain View Cemetery Area of Importance
City Council District:	1; Dan Kalb
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Case Planner Malinda Lim at (951) 756-4874 or by email at mlim@interwestgrp.com

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