

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:

TUESDAY, September 3, 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 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.

Location:	4021 Whittle Ave
Assessor's Parcel Number(s):	029A13080080
Proposal:	Creek Protection Permit associated with the construction of a 454 square foot addition to the rear of an existing one-family dwelling, as well as a 353 square foot rear deck. Construction will take place within 100 feet of the creek centerline and beyond 20 feet of the creek top of bank.
Applicant:	Masoud Salamat
Owner:	Assadi Abtin
Case File Number:	CP24035
Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100' of an existing creek.
General Plan:	Detached Unit Residential
Zoning:	RD
Proposed Environmental Determination:	15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	Not a Historic Property
City Council District:	CCD4
Action to be Taken:	Administrative Decision Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

Location:	1611 E 31ST Street (Lot addressed 1615)
Assessor's Parcel Number(s):	022-036901401
Proposal:	Regular Design Review for an approximately 1,200 sq. ft. second story addition, and interior improvements to an existing one-family residence located at the rear of the subject property. No changes are proposed to the residence located at the front of the property along the street frontage.
Applicant:	Darren McMurtrie Architecture
Owner:	Sita Schwertnerrupe
Case File Number:	PLN24038
Planning Permits Required:	Regular Design Review
General Plan:	Mixed Housing Type Residential
Zoning:	RM-1
Proposed Environmental Determination:	15301(e) – Addition to an existing structure and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	D3
City Council District:	CCD5
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Alexia Rothberg at (510) 418-8534 or by email at arothberg@oaklandca.gov.

END