

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 period¹:

MONDAY, August 28, 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.

¹ 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.

1.	Location:	490 Boulevard Way (also adjacent to Sylvan Way)
	Assessor's Parcel Number(s):	011 085400200 and 011 085401800
	Proposal:	Construction of a 70 square-foot first floor addition, a 914 square-foot 2 nd story addition, expansion of the storage area and new finished basement, interior remodel of the single-family dwelling as well as site improvements and construction of a detached two-car garage and a Category 2 Accessory Dwelling Unit above fronting onto Sylvan Way.
	Applicant:	Lisa Trujillo/Jarvis Architects (510) 654-6755
	Owner:	Chuck Chakravartula and Penney Mori
	Case File Number:	PLN23016
	Planning Permits Required:	Regular Design Review for an addition to a single-family dwelling
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM -2 Zone
	Proposed Environmental Determination:	Section 15301(e) of the State CEQA Guidelines - Addition to an existing structure and Section 15183- Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	OCHS rating X
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at: lmorton@oaklandca.gov or Heather Klein at (510) 238-3659 or by email at: hklein@oaklandca.gov .

2.	Location:	7009 Shirley Drive
	Assessor's Parcel Number:	048D729602100
	Proposal:	To construct a new multi-story 3,690 square-foot single-family home with a two-car garage and an attached 500 square-foot accessory dwelling unit (ADU).
	Applicant:	Timothy Quayle, Cass Calder Smith Architecture + Interiors
	Owner:	Kerry McCracken
	Case File Number:	PLN23039
	Planning Permits Required:	Regular Design Review for the construction of a new dwelling unit in the RH-4 Zone and S-10 Combining Zone.
	General Plan:	Hillside Residential
	Zoning:	RH-4, Hillside Residential Zone; S-10 Scenic Route and S-9 Fire Safety Protection Combining Zone.
	Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: Sections 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303 - New Construction or Conversion of Small Structures. (assuming exempt)
	Historic Status:	Non-Historic Property (vacant lot)
	City Council District:	4
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at: mrivera@oaklandca.gov

3.	Location:	436 14th St, 130
	Assessor's Parcel Number(s):	008 062101100
	Proposal:	Tenant Improvements to a establish medical office offering primary care services.
	Applicant:	Oma Kassim
	Owner:	Historic Central Building, LLC
	Case File Number:	PLN23122
	Planning Permits Required:	Minor Conditional Use Permit (CUP) for Medical Service Commercial Activities in the CBD-P Zone.
	General Plan:	Central Business District
	Zoning:	Central Business District – Pedestrian (CBD-P) Zone
	Proposed Environmental Determination:	The project is exempt per the California Environmental Quality Act (CEQA) Guidelines Sections 15301 Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending)
	Historic Status:	A1+
	City Council District:	3
	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:	3405 Dimond Ave.
	Assessor's Parcel Number(s):	026 083501002
	Proposal:	Creek Protection Permit for In-kind repair of non-conforming carport structure damaged by tree during storm. The structure is located within 20 feet of the top of a creek bank. The proposal includes creek protection measures.
	Applicant:	Alex Chen (510) 613-3223
	Owner:	Joke Vandenbulcke
	Case File Number:	CP23037
	Planning Permits Required:	Category IV Creek Protection Permit
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Proposed Environmental Determination:	15301 – Existing Facilities (Restoration of Damaged Structure, and Maintenance of Stream Channels); and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	N/A
	City Council District:	CCD4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at: arotberg@oaklandca.gov .

“END”