

APPLICATIONS ON FILE
August 20, 2021

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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 30, 2021

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 4:00p.m. 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:	98 Catron Drive
	Assessor's Parcel Number(s):	045 -5419-039-02
	Proposal:	Construction of a two-story, 1,410 square-foot addition to an existing four-unit residential building. No increase in the number of dwelling units is proposed.
	Applicant:	Garry Baker
	Owner:	Aldfari Haikal
	Case File Number:	PLN21130 / CP21052
	Planning Permits Required:	Regular Design Review for the addition of 1,410 square-feet to an existing 4-unit residential building. Category II Creek Protection Permit for work that will occur within 100 feet from the centerline of an open culvert.
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential - 1 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15303 of the State CEQA Guidelines: New Construction of Small Structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Not A Potentially Designated Historic Property (PDHP): OCHS: X
	Action to be Taken	Pending
	City Council District:	7
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .

2.	Location:	2266 47TH Avenue
	Assessor's Parcel Number(s):	036-2416-061-00
	Proposal:	To enclose 145 square foot rear sunroom to an approved 992 square foot addition approved under DS180391 currently under construction.
	Applicant:	Keith Williams (408) 667-2446
	Owner:	Natasha Bell
	Case File Number:	PLN21017
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Residential
	Zoning:	RM-2
	Environmental Determination:	Exempt Section 15301 of the State CEQA Guidelines: Minor additions to existing Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not Historic
	City Council District:	4
	For Further Information:	Contact Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov .

3.	Location:	633 Alvarado Drive
	Assessor's Parcel Number(s):	048H-7663-009-02
	Proposal:	To convert basement into additional living space and construct a new addition to lower floor including a new elevated access ramp on the north side, new decks and trellis, solar panels, new perimeter fencing and other alterations to existing single-family dwelling located on a down-sloping site.
	Applicant:	Gary Waters (707) 479-3872
	Owner:	Guy Wallace
	Case File Number:	PLN21129
	Planning Permits Required:	Regular Design Review to convert existing lower-level space into living space and construct an addition to the rear of existing single-family dwelling; and Minor Variance to allow a zero side-yard setback for an access ramp were 5 feet minimum is required.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Hillside Residential Zone
	Environmental Determination:	Categorically Exempt: Section 15301 – minor alterations to existing facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	C2+
	City Council District:	1
	Action to be Taken:	Approval
	Finality of Decision:	Appealable to Oakland City Planning Commission
	For Further Information:	Contact Case Planner, Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov.

4.	Location:	830 East 17th Street
	Assessor's Parcel Number(s):	020 021801100
	Proposal:	To relocate the existing, 4,260 sq. ft, Victorian duplex 4' away from property line; raise the building 8'; expand the building footprint at the front and rear and add 1,175 sq. ft. of floor area; and construct a detached 780 sq. ft. ADU. <i>Note: The City considers this project new construction because of the amount of demolition of existing building necessary to construct the project.</i>
	Applicant:	Greg VanMechelen (510) 558-1075
	Owner:	Akbar Mobini
	Case File Number:	PLN20155
	Planning Permits Required:	Regular Design review for new residential construction (<i>see Note above</i>); Minor Conditional Use Permit for a 34'-6" roof height and 29'-6" wall height where 30' roof height and 25' wall height is normally permitted in the Zone
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	15301 – Existing Facilities; Section 15303 – New Construction of Small S structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	ASI: Clinton Neighborhood; OCHS Rating: Dc2+
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov.

"END"