

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 10, 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.

1.	Location:	0 Turner Court
	Assessor's Parcel Number(s):	048 626400900
	Proposal:	To construct a 3,927 square-foot single-family dwelling with an attached garage, located 100' from the center of an existing creek
	Applicant:	Andre Mandel, Toby Long Design (510) 459-7686
	Owner:	Samuel Adams
	Case File Number:	PLN24039, CP24019
	Planning Permits Required:	Regular Design Review for new residential construction and 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:	Hillside Residential
	Zoning:	RH-2, 2/S-9
	Proposed Environmental Determination:	Section 15303(a) of the State CEQA Guidelines: New construction of small structures, Section 15301(i) Maintenance of Stream Channels and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt),
	Historic Status:	Vacant lot
	City Council District:	7
	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:	534 31st Street
	Assessor's Parcel Number(s):	009 071501100
	Proposal:	Regular Design Review to add two (2) new units to the rear of an existing four-plex. Additions include minor improvements to the interior of existing units, and overall façade including restoration of horizontal siding, and modifications to windows and stairs at the rear of the facility.
	Applicant:	Gisela Schmoll Architect PC
	Owner:	Janet and Gordon Sun
	Case File Number:	PLN24004
	Planning Permits Required:	Design Review
	General Plan:	Urban Residential
	Zoning:	RU-1
	Proposed Environmental Determination:	15303(b) New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	PDHP, Dc2+ Facility of Minor Importance contributing to Telegraph Grove Shafter Area of Secondary Importance (ASI)
	City Council District:	CCD3
	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 .

3. Location:	636 Clara Street
Assessor's Parcel Number(s):	044-501401000
Proposal:	Regular Design Review to construct a 2-story, 5,608 square foot, 3-unit residential building on a vacant 6,252 square foot lot.
Applicant:	Chuck Voong
Owner:	Armando Perez and Adriana Barocio
Case File Number:	PLN23126
Planning Permits Required:	Regular Design Review
General Plan:	Mixed Housing Type Residential
Zoning:	RM-1/S-13
Proposed Environmental Determination:	Exempt, Section 15303(b) of the State CEQA Guidelines: New construction of small structures and 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	NA
City Council District:	CCD7
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.

4. 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 Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov.

5.	Location:	664 Haddon Rd
	Assessor's Parcel Number(s):	023 043000100
	Proposal:	Conversion of an existing residence to a Community Assembly/ Civic Activities space. The Site has five onsite parking spaces with additional dedicated parking spaces approximately 1.6 miles away at 1800 Harrison Street. For events greater than 20 attendees, ride sharing services will be engaged for drop off and pickup between the offsite parking facility to the House. The number of events will be limited to a maximum of 20 events per year, solely for Kaiser Permanente sponsored events, with an average of 20 attendees (maximum of 40 people per event) shuttled to and from the site.
	Applicant:	Skyler Denniston
	Owner:	Kaiser Foundation Health Plan, Inc.
	Case File Number:	PLN24022
	Planning Permits Required:	Minor Conditional Use Permit to convert an existing residence as a Community Assembly/ Civic Activities space.
	General Plan:	Detached Unit Residential
	Zoning:	RD Detached Unit Residential
	Proposed Environmental Determination:	Exempt from environmental review under the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	A1+ (A= highest importance; 1+ = contributor to the Haddon Hill Area of Primary Importance) per the Oakland Cultural Heritage Survey. The Henry J. Kaiser House was designated as a City landmark by the Oakland City Council on November 7, 2023.
	City Council District:	2
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

END