

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:

TUESDAY, September 5, 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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	310 Forest Street (also known as 5505 College Avenue)
	Assessor's Parcel Number(s):	014 126401301
	Proposal:	Operation of a real estate office
	Applicant:	Michael Casey Bradley / (510) 872-9654
	Owner:	310 Forest Street Associates LP
	Case File Number:	PLN23021
	Planning Permits Required:	Minor Conditional Use Permit for a Consultative and Financial Service Commercial Activity
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN -1 Zone
	Proposed Environmental Determination:	Section 15270 of the State CEQA Guidelines: Projects which are disapproved
	Historic Status:	Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: C+2; College Avenue Commercial Area of Secondary Importance
	City Council District:	1
	Action to be Taken:	Denial of the Application
	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 hklein@oaklandca.gov

2.	Location:	3722 Glen Park Rd
	Assessor's Parcel Number(s):	023 048901900
	Proposal:	Construct a two-story 1,938 square-foot single-family dwelling at the front of the lot with two parking spaces (one attached and 1 tandem), move existing single-family home to the rear of the lot, and to convert both dwelling units to condominiums.
	Applicant:	John Newton (510) 847-4108
	Owner:	Point Green Home Solutions LLC
	Case File Number:	PLN22195
	Planning Permits Required:	Regular Design Review for relocation of the existing residence and construction of a second residential facility; Minor Conditional Use Permit for two units on a 6,000 square feet or greater lot in the RD-2 Zone; and Vesting Tentative Parcel Map VTPM11250 to convert both dwelling units to condominiums.
	General Plan:	Detached Unit Residential
	Zoning:	RD-2 Zone
	Proposed Environmental Determination:	15303-New construction or conversion of small structures; Section 15301(k): division of single-family residences into common interest ownership and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; OCHS Rating: X
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

3.	Location:	36 Jewell Court
	Assessor's Parcel Number(s):	048G744503100
	Proposal:	Construction of a two-story, 4,098 square foot single-family home on a downslope lot with two attached garage parking spaces
	Applicant:	Julia Arria - ODS Architecture / (510) 972-9533
	Owner:	Etienne Tripier & Stacy Ng
	Case File Number:	PLN22112
	Planning Permits Required:	Regular Design Review for construction of a new dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9/S-11 Zones
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; Vacant Lot
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

4.	Location:	1872 Brentwood Road
	Assessor's Parcel Number(s):	029A134600100
	Proposal:	The project involves the demolition of an existing detached 895 square-foot two-car garage and construction of a new 1,230 square-foot three-car garage with flex space for office/gym area. The project includes new driveway extension, paving, auto court and landscaping totaling 3,390 square feet.
	Applicant:	Alejandra Gutzeit
	Owner:	Patel Rena & Jarrett Geoffrey Trust
	Case File Number:	PLN23004/T2100167
	Planning Permits Required:	Regular Design Review
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9
	Proposed Environmental Determination:	Sections 15183: Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303: New Construction or Conversion of Small Structures.
	Historic Status:	Non-Historic Property
	City Council District:	4
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Reina Schaetzl at (714) 309-9049 or by email at rschaetzl@interwestgrp.com

5.	Location:	1877 Northwood Ct
	Assessor's Parcel Number(s):	048E 731904304
	Proposal:	To construct a new three-story 3,170 square-foot single-family dwelling with attached ADU on a vacant downslope lot; turnaround for Fire Department apparatus proposed at the end of Northwood Ct.
	Applicant:	Maurits De Gans
	Owner:	Maurits De Gans/Aaron Wong
	Case File Number:	PLN22184
	Planning Permits Required:	Regular Design Review for new construction of a single-family dwelling with attached ADU; Conditional Use Permit (CUP) for building wall height of 37'6" where 38' is allowed for downslopes over 60% with CUP
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9/S-10/S-11 Zones
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	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 .

6.	Location:	13175 Skyline Boulevard (also known as 13193 Skyline Boulevard)
	Assessor's Parcel Number(s):	037A314204800
	Proposal:	Construction of a two-story, 5,537 square-foot, single-family dwelling with an attached two-car garage on a vacant, 103,852 square-foot, downslope parcel within 100' of an existing creek.
	Applicant:	Charles Debbas c/o Debbas Architecture / (510) 549-1197
	Owner:	Li Chen
	Case File Number:	PLN21243, CP23077
	Planning Permits Required:	Regular Design Review for a new dwelling unit; a 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 and consideration of a downgrade to Category II due to the project's unlikely significant adverse impact to the creek, based on the project design, distance from the creek and creek protection measures.
	General Plan:	Hillside Residential
	Zoning:	RH-1 Zone
	Proposed Environmental Determination:	Section 15303 of the state CEQA Guidelines – New Construction of Small Structures; Section 15333 – Small Habitat Restoration Project; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; vacant parcel
	City Council District:	6

Action to be Taken:	Administrative Decision Pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

7. Location:	5315 College Avenue
Assessor’s Parcel Number(s):	014 124901103
Proposal:	Addition and alteration to an existing commercial structure for a childcare (Community Education Civic) activity for 48 students.
Applicant:	Mehdi Shafiei: mehdishafiei.ca@gmail.com
Owner:	Mahta Marashi & Mehdi Shafiei
Case File Number:	PLN22189
Planning Permits Required:	Minor Conditional Use Permit for a community education civic activity. Regular Design Review for alterations to an existing facility.
General Plan:	Neighborhood Center Mixed Use
Zoning	CN-1
Proposed Environmental Determination:	15301 of the State CEQA Guidelines: Minor alterations to existing facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	Potential Designated Historic Property (PDHP): OCHS Survey rating: C3
City Council District:	1
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov

“END”