

**APPLICATIONS ON FILE**  
August 27, 2021

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

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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 period<sup>1</sup>:**

## **TUESDAY, SEPTEMBER 7, 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.

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<sup>1</sup> 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.

<b>1.</b>	<b>Location:</b>	<b>918 Underhill Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>011-0897-027-00</b>
	<b>Proposal:</b>	To construct a 104 sq. ft. rear addition to an existing single-family dwelling.
	<b>Applicant:</b>	Jack Backos Architects. (510) 393-9699
	<b>Owner:</b>	Jasmin Volk and Charles Taylor
	<b>Case File Number:</b>	<b>PLN21160</b>
	<b>Planning Permits Required:</b>	Design Review for addition and alteration to a residential building and Minor Variance to reduced required 20' rear yard setback to 18'-7".
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1 Zone
	<b>Environmental Determination:</b>	Exempt: Section 15301(e) of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b>	OCHS Rating D2+
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Jason Madani</b> at <b>(510) 238-4790</b> or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>1510 Webster Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008-0625-032-00 &amp; -034-01</b>
	<b>Proposal:</b>	Revision to previously approved application to construct a mixed-use building containing 182 dwelling units (16 designated as low income) over ground floor/basement commercial. The revised plan reduces the building height by one- story, increases the setback from the rear property line and increases the dwelling unit count to 222 units, 35 of which would be designated as low income. The proposal continues to request a concession to the required open space as allowed under the Affordable Housing Density Bonus laws.
	<b>Applicant:</b>	Jeremy Harris / OWOW
	<b>Owner:</b>	1510 Webster, LLC
	<b>Case File Number:</b>	<b>PLN20107-R01</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	CBD-P & CBD-C / CBD Height Area 6
	<b>Environmental Determination:</b>	A CEQA Analysis was prepared for this project which concluded that the proposed project satisfies each of the following CEQA Guideline provisions: Section 15183 - Projects consistent with a community plan, general plan, or zoning; Section 15183.3 – Streamlining for Qualified infill projects; and/or Sections 15168 & 15180 – Projects consistent with a Redevelopment program EIR; Each of which provided a separate and independent basis for CEQA compliance. No further environmental review is required.
	<b>Historic Status:</b>	1510 Webster - OCHS Rating: F3
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Decision on the application
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, Pete Vollmann at <b>(510) 238-6167</b> or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>6788 Shepherd Canyon Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048E-7326-031-00</b>
	<b>Proposal:</b>	To construct a new single-family dwelling and Accessory Dwelling Unit (ADU) located on an existing vacant up-sloping site, to be served by a Shared Access Facility.
	<b>Applicant:</b>	Sean Kennedy (415) 235-9205
	<b>Owner:</b>	Julia Fiebig
	<b>Case File Number:</b>	<b>PLN20142</b>
	<b>Planning Permits Required:</b>	Regular Design Review to construct a new single-family dwelling and Accessory Dwelling Unit (ADU); and Minor Conditional Use Permit for a Shared Access Facility to allow sharing of existing driveway at 7383 Saroni Drive.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-3 Hillside Residential Zone; S-10 Scenic Route Combining Zone
	<b>Environmental Determination:</b>	Categorically Exempt: Section 15303 – new construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Approval
	<b>Finality of Decision:</b>	Appealable to Oakland City Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or by email at <a href="mailto:mbrenyah@oaklandca.gov">mbrenyah@oaklandca.gov</a> .

<b>4.</b>	<b>Location:</b>	<b>0 Charing Cross Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048H-7620-034-00</b>
	<b>Proposal:</b>	To construct a single-family residence with approximately 2,910 sq. ft. of floor area on an existing vacant lot
	<b>Applicant:</b>	Peter Suen / (415) 513-6110
	<b>Owner:</b>	Charing Cross Development LLC
	<b>Case File Number:</b>	<b>PLN20088</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a dwelling unit; Minor Variance to reduce the front yard setback from 20' to 6'6"; and Category II Creek Protection Permit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4 Zone
	<b>Environmental Determination:</b>	15303-New Construction or Conversion of Small Structures; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner, <b>Gregory Qwan</b> at (510) 238-2958 or by email at <a href="mailto:gqwan@oaklandca.gov">gqwan@oaklandca.gov</a> .

**“END”**