

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:**

## **MONDAY, December 18, 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 seventeen (17) 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.

<b>1.</b>	<b>Location:</b>	<b>30 Gleneden Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>013 112004800</b>
	<b>Proposal:</b>	Creek Protection Permit associated with an 813 square-foot addition to a single-family residence on a creekside property. Construction will take place beyond the 20-foot setback from the top of bank of the creek and within the 100-foot setback from the center line of the creek. The proposal contains creek protection measures.
	<b>Applicant:</b>	Jack Backus, jack@jbackusarchitects.com
	<b>Owner:</b>	Thomas P & Cynthia R Lawrence
	<b>Case File Number:</b>	<b>CP23074</b>
	<b>Planning Permits Required:</b>	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.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD Zone
	<b>Proposed Environmental Determination:</b>	15301(i) - Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at (510) 238-6966 or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>0 Girvin Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048D730303000</b>
	<b>Proposal:</b>	Construction of a four-story, 3,753 square-foot single family home with an attached 372 square-foot garage on a vacant downslope parcel.
	<b>Applicant:</b>	Tony Jackson / (415) 294-0788
	<b>Owner:</b>	Tony Jackson
	<b>Case File Number:</b>	<b>PLN21256</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of a new dwelling unit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 – New Construction or Conversion Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	No historic rating
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Administrative Decision pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner - <b>Samina Merchant</b> at (408) 780-9042 or by email at <a href="mailto:smerchant@interwestgrp.com">smerchant@interwestgrp.com</a>

<b>3</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>	Proposed second revision to a residential building currently under construction. The revision proposes to convert the previously approved ground floor office space to two levels of residential units. The previously approved ground level retail will be retained. The proposed revision would change the total dwelling unit count from the previously approved 222 dwelling units to 236 total dwelling units. The proposal is using the State Affordable Housing Density Bonus and will now provide 56 BMR units with 13 at Very Low Income and 43 at Moderate Income.
	<b>Applicant:</b>	Jeremy Harris / oWOW
	<b>Owner:</b>	1510 Webster LLC
	<b>Case File Number:</b>	<b>PLN20107-R02</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/ S-14
	<b>Proposed 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. CEQA Analysis documents can be viewed online at : <a href="https://www.oaklandca.gov/documents/1510-webster-street-project-ceqa-analysis">https://www.oaklandca.gov/documents/1510-webster-street-project-ceqa-analysis</a>
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Decision on application
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Pete Vollmann</b> at <b>(510) 238-6167</b> or by email at <a href="mailto:pvollmann@oaklandca.gov">pvollmann@oaklandca.gov</a>

**“END”**