

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, January 2, 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.

\* Day and date adjusted due to the Monday holiday.

<b>1.</b>	<b>Location:</b>	<b>0 Tunnel Rd</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048H751000800</b>
	<b>Proposal:</b>	Construction of a four-story, 4,847 square-foot single-family residence with a four-car garage and ADA access features on a vacant 67,082 square-foot upslope lot. Access to the house will be off of Skyline Blvd due to the lower percentage of slope needed to accommodate the driveway access.
	<b>Applicant:</b>	Jeffrey Haw, Trustee of Aries Skyline Trust (510)882-9974
	<b>Owner:</b>	Jeffrey Haw, Trustee of Aries Skyline Trust
	<b>Case File Number:</b>	<b>PLN22208</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a single-family home with S-10 & S-11 Zone findings; and Minor Conditional Use Permits with additional Findings for driveway access on Skyline Blvd. and for a 35' building height where 32' is the by-right limit.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9/S-10/S-11 Zones
	<b>Proposed Environmental Determination:</b>	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property; Vacant Lot; OCHS Rating: X
	<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>Danny Thai</b> at <b>(510) 238-3584</b> or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>525 12<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>APNs 002 009703900, 002 009704000, and 002 009703800</b>
	<b>Proposal:</b>	Minor Conditional Use Permit for Master Sign Program for Samuel Merritt University's new campus
	<b>Applicant:</b>	Bryan Fat STRADA – (314) 276-0707
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN22197</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Master Sign Program
	<b>General Plan:</b>	Central Business District (CBD)
	<b>Zoning:</b>	CBD-C Central Business District General Commercial Zone
	<b>Proposed Environmental Determination:</b>	A detailed CEQA Analysis was prepared which concluded that the project qualifies for streamlined environmental review under Public Resources Code Section 21083.3 and CEQA Guidelines Section 15183 (Projects Consistent with a Community Plan or Zoning), Public Resources Code Section 21166 and CEQA Guidelines Sections 15162 and 15164 (Subsequent EIRs, Supplements and Addenda to an EIR or Negative Declaration), and CEQA Guidelines Section 15311 (Accessory Structures) and that no further environmental review is required beyond the addendum.
	<b>Historic Status:</b>	Non-Historic Property

<b>City Council District:</b>	3 – Carroll Fife
<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>Christopher Tan</b> at (510) 238-3079 or by email at <a href="mailto:ctan@oaklandca.gov">ctan@oaklandca.gov</a> .

***“END”***