

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, December 26, 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.

1.	Location:	3600 Richmond Boulevard
	Assessor's Parcel Number(s):	010 080705100
	Proposal:	To construct a new curb cut and driveway.
	Applicant:	Colin Nelson / (530) 966-5777
	Owner:	Brent Woodard and Lucia Hwang
	Case File Number:	PLN23030
	Planning Permits Required:	Regular Design Review for construction requiring a Variance; and Minor Variance to reduce minimum curb cut and driveway separation from 10 feet to 3.75 feet
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 (RM-2)/S-13 Affordable Housing Combining Zone
	Proposed Environmental Determination:	15301 - Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	OCHS Rating: D2+
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov

2.	Location:	3237 Hollis Street
	Assessor's Parcel Number(s):	007 059401100
	Proposal:	This is a re-notice for this project as the previous notification was not posted on the appropriate date. Remodel existing single-family home, including adding a first floor living unit and a detached rear yard accessory dwelling unit (ADU).
	Applicant:	Godwin Ona
	Owner:	Godwin Ona
	Case File Number:	PLN23098
	Planning Permits Required:	Regular Design Review for creation of dwelling unit.
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2
	Proposed Environmental Determination:	CEQA Guidelines Sections 15303 – Small Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Rated C2+ and considered a Potentially Designated Historic Property (PDHP) by the City of Oakland Office of Cultural Heritage Survey.
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Kubilay Inanli at (510) 238-2074 or by email at kinanli@oaklandca.gov .

3.	Location:	1122 Chestnut Street
	Assessor's Parcel Number(s):	004 001502700
	Proposal:	To lift an existing single-family house by 4' to create a useable, 1,075 square foot first floor for a total of 2,135 square feet.
	Applicant:	Seungah Lee (415) 370-6423
	Owner:	Seungah Lee
	Case File Number:	PLN23074
	Planning Permits Required:	Regular Design Review to add more than 1,000 square feet of habitable space to an existing single-family home; and Minor Variances for a side yard setback of 2'-8" where 3' is normally required and for the stairs projecting 3'-9" into the front yard setback where only a 4' intrusion is permitted.
	General Plan:	Mixed Housing Type
	Zoning:	RM-2 / S-20 Historic Preservation District Combining Zone
	Proposed Environmental Determination:	15301-Existing Facilities; 15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	OCHS Rating: Ec2+; Contributor to the Oak Center Neighborhood Area of Secondary Importance and S-20 Designated Historic District
	City Council District:	3
	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

“END”