

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, February 12, 2024

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.

1.	Location:	Near 1260 Grand View Drive
	Assessor's Parcel Number(s):	Public Right-of-Way adjacent to APNs 048H760301208 and 048H760301207
	Proposal:	The City proposes to remove and replace a failed sacked concrete retaining wall, concrete riprap, existing guardrail and failed culvert outfall structure immediately adjacent to a creek. A new 89 linear foot soldier pile and concrete retaining wall, three-foot guardrail at top the retaining wall, 48" manhole, and an 18" catch basin, will be constructed. In addition, single outfall from the manhole structure will discharge to an outlet energy dissipator at the top of the hillslope; the hillslope will be reinforced, and an approximately 125 square-foot portion of the existing road will be repaved as part of this project.
	Applicant:	Oakland Department of Transportation – Mustafa Humran (510) 238-3437
	Owner:	City of Oakland
	Case File Number:	CP23066
	Planning Permits Required:	Creek Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20 feet of a creek
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zone
	Proposed Environmental Determination:	15302-Replacement or reconstruction; 15301(i) - Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	1
	Action to be Taken:	Administrative Action 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 .

2.	Location:	980 Stanford Avenue
	Assessor's Parcel Number(s):	015 134000500
	Proposal:	To create two residential condominiums for the two units under construction (Lot 14). Related to PLN20162.
	Applicant:	Brad Gunkel / Amber Baker (Gunkel Architecture) (510) 984-1112 x106
	Owner:	Casey C. Doerlich / Managing Partner / The Incline Village Company
	Case File Number:	PLN22155
	Planning Permits Required:	Tentative Parcel Map to create residential condominiums for the two residential units under construction. (TPM11357)
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Proposed Environmental Determination:	15315 – Minor Land Divisions; 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:	1
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:	984 Stanford Avenue
	Assessor's Parcel Number(s):	015 134000701
	Proposal:	To create two residential condominiums for the two units under construction (Lot 14). Related to PLN20163.
	Applicant:	Brad Gunkel / Amber Baker (Gunkel Architecture) (510) 984-1112 x106
	Owner:	Casey C. Doerlich / Managing Partner / The Incline Village Company
	Case File Number:	PLN22156
	Planning Permits Required:	Tentative Parcel Map to create residential condominiums for the two residential units under construction. (TPM11357)
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Proposed Environmental Determination:	15315 – Minor Land Divisions; 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:	1
	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:	9680 Mountain Blvd.
	Assessor's Parcel Number(s):	043A467604900
	Proposal:	Regular Design Review to construct a new 2-story, 2,701 square foot one-family residence, inclusive of an attached garage and Accessory Dwelling Unit, on an upslope lot.
	Applicant:	Tuong Tran (408) 425-4523
	Owner:	Quan Nguyen
	Case File Number:	PLN21022, T23-102
	Planning Permits Required:	Regular Design Review
	General Plan:	Hillside Residential
	Zoning:	Residential Hillside (RH-4) & Fire Safety Protection (S-9)
	Proposed Environmental Determination:	15303(a) – New Constructions of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	N/A

City Council District:	CCD7
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov .

5. Location:	4127 Martin Luther King Jr Way
Assessor's Parcel Number(s):	012 101400303
Proposal:	Construction of a three-story complex consisting of 11 dwelling units, 2 nonresidential facilities for commercial activity on the ground floor, and 1 detached accessory dwelling unit (ADU). The building will feature a mix of 1 and 2-bedroom units, with parking accommodation provided by 7 stalls.
Applicant:	Reid Bitzer / (310) 749-0775
Owner:	Reid Bitzer
Case File Number:	PLN23046
Planning Permits Required:	Regular Design Review for construction of new units
General Plan:	Urban Residential
Zoning:	RU-5
Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15332 - In-Fill Development Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	No historic rating
City Council District:	1
Action to be Taken:	Administrative Decision pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner - Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

“END”