

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>:**

## **MONDAY, July 31, 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 ten (10) 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.

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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>923 Arlington Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>015129203100</b>
	<b>Proposal:</b>	To operate a Bed and Breakfast Residential Activity in existing single-family home
	<b>Applicant:</b>	Habib Krit (831) 295-3638
	<b>Owner:</b>	Habib Krit
	<b>Case File Number:</b>	<b>PLN23088</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit to operate a Bed and Breakfast.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM -2 Zone
	<b>Environmental Determination:</b>	Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility and Section 15183: Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Potential Designated Historic Property; OCHS rating C3
	<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>Linda Morton</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:Lmorton@oaklandca.gov">Lmorton@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>5621 Adeline Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>015 128800200</b>
	<b>Proposal:</b>	Revision to a previously approved project (PLN22047) to add another 40 square-feet in footprint at the ground floor to expand the living room.
	<b>Applicant:</b>	Nadine Hernandez c/o Design Draw Build (510) 823-2643
	<b>Owner:</b>	Whitney Lawrence and Jenna Castro
	<b>Case File Number:</b>	<b>PLN22047-R01</b>
	<b>Planning Permits Required:</b>	Regular Design Review for addition/alteration of a dwelling unit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Zoning
	<b>Environmental Determination:</b>	Section 15301(e) –Addition/Alteration to an existing structure; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Not a historic property; OCHS Rating X
	<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>Heather Klein</b> at <b>(510)238-3659</b> or by email at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>2314 Mitchell Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>026 076400600</b>
	<b>Proposal:</b>	Creek permit associated with construction of a 997 square foot, free standing Accessory Dwelling Unit behind the primary house.
	<b>Applicant:</b>	Naomi Hansen (510) 367-3495
	<b>Owner:</b>	Maria P Cortez and Salvador Cortez
	<b>Case File Number:</b>	<b>CP23007</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>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-3 Zone
	<b>Environmental Determination:</b>	Section 15333 of the State CEQA Guidelines – Small Habitat Restoration Projects; and Section 15183 – Projects consistent with a community plan, general plan or zoning (assuming exempt)
	<b>Historic Status:</b>	Potential Designated Historic Property OCHS rating Dc3
	<b>City Council District:</b>	5
	<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>Linda Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a>

<b>4.</b>	<b>Location:</b>	<b>2621 Market Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>005 045101200</b>
	<b>Proposal:</b>	Construct a three-story 2,047 square-foot, single-family home, attached 484 square-foot junior Accessory Dwelling Unit (ADU) and a detached 779 square-foot Category 2 ADU on a vacant lot.
	<b>Applicant:</b>	Jonathan Lee (415) 225-5020
	<b>Owner:</b>	Jonathan Lee
	<b>Case File Number:</b>	<b>PLN21192</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of dwelling unit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-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 (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property; Vacant Lot; McClymonds Neighborhood Area of Secondary Importance
	<b>City Council District:</b>	3
	<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 (510) 238-3584 or by email at <a href="mailto:dthai@oaklanca.gov">dthai@oaklanca.gov</a> .

<b>5.</b>	<b>Location:</b>	<b>520 31<sup>st</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>009 071500800</b>
	<b>Proposal:</b>	Demolition of an existing two-story, four-unit, multi-family building and construction of a four-story, seven-unit, multi-family building. Prior approved permit PLN20095 has expired.
	<b>Applicant:</b>	Rob Meier, Gunkel Architecture (510) 984-1112
	<b>Owner:</b>	Mike Bowler & Jeanne Furtoss
	<b>Case File Number:</b>	<b>PLN23107, T230073</b>
	<b>Planning Permits Required:</b>	Regular Design Review for the demolition and construction of a multi-family residential building (O.P.C. 17.136.050), Tree removal permit
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	RU-2
	<b>Environmental Determination:</b>	15301 – Existing Facilities; 15303 – Construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	D3, Minor Importance, not in a historic district
	<b>City Council District:</b>	CCD3
	<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>Alexia Rotberg</b> at (510) 418-8534 or by email at <a href="mailto:arotberg@oaklandca.gov">arotberg@oaklandca.gov</a> .

<b>6.</b>	<b>Location:</b>	<b>0 Skyline Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	048G 745002700
	<b>Proposal:</b>	<a href="#">To construct a three-story, 3,347 square-foot single-family dwelling with an attached three-car garage on a vacant downsloped lot.</a>
	<b>Applicant:</b>	Joe Shafer
	<b>Owner:</b>	Joe and Leslie Shafer Living Trust
	<b>Case File Number:</b>	<b>PLN22103</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a single-family dwelling
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9/S-10/S-11 Zones
	<b>Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending)
	<b>Historic Status:</b>	Not a historic property; vacant lot
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Administrative decision pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Contract Planner <b>Jana Wismer</b> at (341) 203-1653 or by email at <a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a> .

**“END”**