

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 period¹:

MONDAY, AUGUST 1, 2022

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 4:00p.m. 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 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.

1.	Location:	9814 Stearns Avenue
	Assessor's Parcel Number(s):	048 562103401
	Proposal:	To construct an 823 square foot addition and 889 square foot Category 2 Accessory Dwelling Unit to an existing 1,710 square foot single-family residence for an overall 3,422 square foot total floor area on a downslope lot.
	Applicant:	Bay Area Design Consultants/ 510-710-0100
	Owner:	Luis Sanchez
	Case File Number:	PLN22007
	Planning Permits Required:	Regular Design Review for residential addition over 1,000 square feet of new floor area.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	X
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov

2.	Location:	801 Longridge Road
	Assessor's Parcel Number(s):	011 088403101
	Proposal:	Add a second kitchen at the lower level of a single-family dwelling for the use of the owners and family, not to be used or considered as a secondary dwelling unit.
	Applicant:	Edward Buchanan (510) 853-4567
	Owner:	Adam Gromis and Victoria Alberini
	Case File Number:	PLN22095
	Planning Permits Required:	Minor Conditional Use Permit for an additional kitchen in a single dwelling unit.
	General Plan:	Detached Unit Residential
	Zoning:	RD- 1 Zone
	Environmental Determination:	15301 of the State CEQA Guidelines: Minor alterations to an existing facility; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating of C2+; Area of Secondary Importance (Trestle Glen/Lakeshore)
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

3.	Location:	3830 Harrison Street
	Assessor's Parcel Number(s):	010 081502100
	Proposal:	To remove the existing balconies that constitute the private open space and replace with substandard group open space in the front and the rear of the building
	Applicant:	Eric R. Forestall/ 707-224-5060
	Owner:	Michelle H Lee Tr
	Case File Number:	PLN20155
	Planning Permits Required:	Minor Variance for substandard group open space
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	X
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov

4.	Location:	0 Pinehaven Road (vacant lot located between 6766 and 6790 Pinehaven Road)
	Assessor's Parcel Number(s):	048G-743302600
	Proposal:	To construct a 4,800 square foot single-family dwelling with a two-car garage on a 10,761 square foot up-sloped hillside lot.
	Applicant:	Maurice Dawson Architect (510)351-2161
	Owner:	Mercedes William
	Case File Number:	PLN19080
	Planning Permits Required:	Regular Design Review to construct a new dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zones
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov

“END”