

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 7, 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.

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:	4531 Elinora Avenue
	Assessor's Parcel Number(s):	030 185006600
	Proposal:	Creek Protection Permit Category III application associated with construction of 382 square feet of exterior stairs and landing at rear of single-family house. Stairs are ~30' from top of creek bank.
	Applicant:	Chuck Stine/ Stine Builders (510) 910-5469
	Owner:	Jaclyn & Paul Giuliano
	Case File Number:	CP22040
	Planning Permits Required:	Creek Protection Permit Category III, per Section 13.16 of the City of Oakland Creek Protection Ordinance for construction 30' - 6 ½" away from creek.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	Environmental Determination:	Section 15301(i) – Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning of the State CEQA Guidelines (assuming exempt)
	Historic Status:	OCHS rating: D3
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Reina Schaetzel at (714) 309-9049 or by email at rschaetzel@interwestgrp.com

2.	Location:	312 Monte Vista Avenue
	Assessor's Parcel Number(s):	012 092700700
	Proposal:	To subdivide one lot into three with a shared driveway, pathway, and utility area; construct two new three-story residential homes behind an existing home; construct an uncovered parking pad in the front yard; and make alterations to the existing home. The proposal includes the demolition of a portion of the rear attached two-story residence, side entry stairs, and rear detached garage.
	Applicant:	Emily Laetz
	Owner:	Monte Vista Residencies, LLC
	Case File Number:	PLN23031 and T2300024
	Planning Permits Required:	Regular Design Review, Tentative Parcel Map to subdivide a lot, Tree Removal Permit to remove five oak trees.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Urban Residential – 4 (RU-4)
	Environmental Determination:	CEQA Guidelines Sections 15303 – Small Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (Pending)
	Historic Status:	C3; Located in PDHP
	City Council District:	1
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron Inanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

“END”