

TU 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:

TUESDAY, June 20, 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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	3914 Webster Street
	Assessor's Parcel Number(s):	012 097702800
	Proposal:	New construction of 913 sq ft duplex residential structure within existing footprint, with additional 17 sf bay addition, minor variance for existing non-conforming rear, side setbacks
	Applicant:	Peter, Patricia, and Lila Wright
	Owner:	Same as applicant
	Case File Number:	PLN22186
	Planning Permits Required:	Regular Design Review for a new dwelling unit, minor variance
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	Section 15303(a) of the state CEQA Guidelines- New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	None
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Matt Jones at (510) 288-3868 or by email at mjones@interwestgrp.com

2.	Location:	401 Alice Street
	Assessor's Parcel Number(s):	001015300700
	Proposal:	Conversion of 4,175 square feet of existing warehouse building area to commercial animal care activities (i.e., veterinary office).
	Applicant:	Curo Pet; (619)232-0261
	Owner:	Stay Cal Oakland LLC
	Case File Number:	PLN23079
	Planning Permits Required:	Regular Design Review and Minor Conditional Use Permit
	General Plan:	Waterfront Warehouse District (EPP)
	Zoning:	C-45/S-4
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	PDHP (Dc1+)
	City Council District:	CCD3
	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 .

3.	Location:	1840 Gouldin Road
	Assessor's Parcel Number(s):	048F737204803
	Proposal:	Removal of the existing rear wooden deck and retaining walls and replacing it with new stairs, new rear bi-level patio, with a new 4' tall retaining wall within 31' of an existing creek
	Applicant:	Betty Hwang (312) 446-3882
	Owner:	Jeremy Burbank & Betty Hwang
	Case File Number:	CP22038
	Planning Permits Required:	Creek Protection Permit Category III, per Section 13.16 of the City of Oakland Creek Protection Ordinance for construction 31' away from creek
	General Plan:	Hillside Residential
	Zoning:	RH-4 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: X; Non-Historic Property
	City Council District:	4
	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 or Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

4.	Location:	822 6th Avenue
	Assessor's Parcel Number(s):	019 001001400
	Proposal:	Addition of three dwelling units within the existing building envelope of an existing two-family facility to create a total of five dwelling units.
	Applicant:	Olivia Lum (415) 678-8318
	Owner:	Olivia Lum
	Case File Number:	PLN23073
	Planning Permits Required:	Regular Design Review
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Local Register (B-2+) within 6 th Ave, East 8 th Residential Area of Secondary Importance
	City Council District:	CCD2
	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 .

“END”