

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, June 26, 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:	3901 Lyman Road
	Assessor's Parcel Number(s):	029A132100400
	Proposal:	Legalize 382 square-feet of habitable space on the main level and rear deck and construct 565 square feet of habitable space on the lower level by excavating the partial basement to create an 8' ceiling for a new bedroom, bath, stairs, doors, windows as well as 200 square-feet of unhabitable space.
	Applicant:	Debbie Chernoff (510) 393-8999
	Owner:	Jun Yamagishi and Junichi Yamagishi
	Case File Number:	PLN22128
	Planning Permits Required:	Regular Design Review for an addition to a single-family dwelling and Minor Variance for nonconforming side yard setback where 4' is required and 3'-2" is proposed.
	General Plan:	Detached Unit Residential
	Zoning:	RD -1 Zone
	Environmental Determination:	Section 15301(e) of the State CEQA Guidelines - Addition to an existing structure and Section 15183- Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Not a historic property
	City Council District:	4
	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 .

2.	Location:	248 Gravatt Drive
	Assessor's Parcel Number(s):	048H760605400
	Proposal:	Construct a multi-story 4,319 square foot, four-bedroom single-family residence with an attached 486 square foot two-car garage on a vacant downslope lot.
	Applicant:	Thomas Liang
	Owner:	San Francisco One LLC
	Case File Number:	PLN21215
	Planning Permits Required:	Regular Design Review for a new dwelling unit
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9 Zone
	Environmental Determination:	Section 15303 of the state CEQA Guidelines- Construction of small structures and Section 15183 - Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Reina Schaetzl at (714) 309-9049 or by email at rschaetzl@interwestgrp.com

3.	Location:	440 49th Street
	Assessor's Parcel Number(s):	013 114801300
	Proposal:	Alterations and additions to an existing one-family facility including interior renovations and a second story addition greater than 1,000 square feet.
	Applicant:	Rebecca Amato (510) 420-0210
	Owner:	Jordan Klein and Lisa Chen
	Case File Number:	PLN23076
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	N/A
	City Council District:	CCD1
	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”