

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 17-day public comment period:

MONDAY, March 31, 2025

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.	Location:	1680 Miami Court
	Assessor's Parcel Number(s):	012 095600900
	Proposal:	Lifting house to add 672 square feet of floor area.
	Applicant:	Vipin Reddy Kistampally
	Owner:	Vipin Reddy Kistampally
	Case File Number:	PLN25006
	Planning Permits Required:	Regular Design Review for an addition coupled with a Minor Variance for increasing the height of a building within the side setback (three feet required; two feet and four inches proposed).
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 (RM-2)
	Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	No Historic Rating
	City Council District:	4
	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.

2.	Location:	585 17th Street and 1625 Clay Street
	Assessor's Parcel Number(s):	003 006301101; 003 006301800
	Proposal:	Construction of an eight-story mixed-use building with 94 dwelling units 4,039 square feet of retail space on a vacant parking lot. The project includes 84 market-rate units and 10 moderate-income affordable units for a total of 94 dwelling units. The project includes concessions and waivers pursuant to the State Density Bonus Law. Waivers are required for: 1) lot area (minimum required: 7,500 square feet; proposed: 5,000 square feet, 2) number of long-term bicycle parking spaces (minimum required: 29 spaces; proposed: 0 spaces), and 3) amount of usable open space (minimum required: 6,014 square feet; proposed: 1,424 square feet). A concession is requested for height of a ground floor nonresidential facility (minimum required: 15 feet high; proposed: 13.5 feet high).
	Applicant:	DM Development, Mark MacDonald (415) 385-9737
	Case File Number:	PLN24104
	Planning Permits Required:	Regular Design Review for new construction and the establishment of residential dwelling units.
	General Plan:	Central Business District
	Zoning:	The project is currently zoned Downtown District General Commercial Zone (D-DT-C) and the S-13 Affordable Housing Combining Zone. However, the applicant submitted a vesting rights request under State Senate Bill 330 (SB 330). The Zoning designations at the site when the vesting rights request was submitted were Central Business District Mixed Commercial Zone (CBD-X), Central Business District General Commercial Zone (CBD-C), and S-13 Affordable Housing Combining Zone. Therefore, the requirements of the CBD-X, CBD-C, and S-13 Zones apply to the project.

Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15332 - Infill Development; and 15183 -- Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	Non-Historic Property (vacant lot)
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact City Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

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