

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, April 08, 2024**

**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 seventeen (17) 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.

<b>1.</b>	<b>Location:</b>	<b>4665 Fair Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>037 254401100</b>
	<b>Proposal:</b>	To remodel the existing, single-family home and expand the floor area by 1,119 square-feet and footprint by 336 square-feet. The existing rear deck will be demolished and a new 272.78 square-foot, 2nd story, rear deck will be constructed. The house will expand the two-story area at the rear of the house and will remain one-story in appearance at the front of the house.
	<b>Applicant:</b>	Fabiana Isaac (415) 680-6085
	<b>Owner:</b>	May The Trust Be With You Trust
	<b>Case File Number:</b>	<b>PLN22174</b>
	<b>Planning Permits Required:</b>	Regular Design Review for expansion of over 1,000 square-feet of residential floor area
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD Zone
	<b>Proposed Environmental Determination:</b>	15301-Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property; OCHS Rating: D3
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at <b>(510) 238-3584</b> or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>2406 Webster Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008 067201500</b>
	<b>Proposal:</b>	To operate a meditation center that offers meditation and mindfulness programs conducted Monday through Friday evenings from 6:00 pm until 9:00 pm and Saturday & Sundays 9:00 am until 5:00 pm.
	<b>Applicant:</b>	East Bay Meditation Center / Crystal Johnson (510) 872-3043
	<b>Owner:</b>	East Bay Meditation Center
	<b>Case File Number:</b>	<b>PLN23170</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit for a Group Assembly Commercial Activity.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	D-BV-2 Zone.
	<b>Proposed Environmental Determination:</b>	Exempt per the State CEQA Guidelines Section 15301- Minor alterations to an existing facility and Section 15183- Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Potentially Designated Historical Property, OCHS rating C3
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Appealable to the Planning Commission
	<b>Finality of Decision:</b>	Pending
	<b>For Further Information:</b>	Contact Case Planner <b>Linda J. Morton</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>5165 Shafter Avenue</b>
	<b>Assessor's Parcel Number:</b>	<b>014 123200103</b>
	<b>Proposal:</b>	Raise a 904 square-foot single-family home by five feet to construct a new 904 square-foot of ground floor area for additional living area, a new front entry porch, and a front one-car garage. The project includes an extended concrete driveway, curb cut, and exterior alterations such as new horizontal siding, windows, and doors.
	<b>Applicant &amp; Owner:</b>	Eric Manou (510) 928-3060
	<b>Case File Number:</b>	<b>PLN23166</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new residential addition exceeding one hundred percent of the total floor area on site in the RM-4 Zone District.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-4 Mixed Housing Type Residential Zone; and S-13 Affordable Housing Combining Zone.
	<b>Proposed Environmental Determination:</b>	The project is exempt under the following sections of the State CEQA Guidelines: 15303 - New Construction or Conversion of Small Structures; and 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact City Planner <b>Mike Rivera</b> at <b>(510) 238-6417</b> or by email at <a href="mailto:mrivera@oaklandca.gov">mrivera@oaklandca.gov</a>

<b>4.</b>	<b>Location:</b>	<b>1103 Novelda Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>045 537701400</b>
	<b>Proposal:</b>	New construction of a three-bedroom, one-story, 1,581 square-foot single-family home with an attached one-car garage.
	<b>Applicant:</b>	Arnoldo Hernandez
	<b>Owner:</b>	Hector Canizales
	<b>Case File Number:</b>	<b>PLN23084</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new dwelling unit.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential – 1 (RD-1)
	<b>Proposed Environmental Determination:</b>	15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	No historic status
	<b>City Council District:</b>	7
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Kubilay Aaron İnanlı</b> at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>5.</b>	<b>Location:</b>	<b>3915 Altamont Avenue</b>
	<b>Assessor’s Parcel Number(s):</b>	<b>037A276501600</b>
	<b>Proposal:</b>	To construct a new two-story, 2,249 square foot single-family residence with a 400 square-foot attached garage on a vacant lot. The new house would replace a 1,300 square-foot residence that was destroyed by fire.
	<b>Applicant:</b>	Kimya Ferguson
	<b>Owner:</b>	Kimya Ferguson
	<b>Case File Number:</b>	<b>PLN23140</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new dwelling unit and Tree Protection Permit (T2300107) for trees within 10 feet of construction activity.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	Detached Unit Residential – 1 (RD-1)
	<b>Proposed Environmental Determination:</b>	15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	X
	<b>City Council District:</b>	6
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Kubilay Aaron İnanlı</b> at (510) 238-2074 or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

**“END”**