

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 25, 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.

1.	Location:	10605 Foothill Boulevard
	Assessor's Parcel Number(s):	047 559400100
	Proposal:	To construct a three-story (51' tall), 26,274 square-foot medical office building with 20 ground level parking stalls.
	Applicant:	Stacey Wellnitz c/o Commercial Arch / (209) 571-8158
	Owner:	Ruby Hill Properties LLC
	Case File Number:	PLN20035
	Planning Permits Required:	Regular Design Review for new non-residential construction.
	General Plan:	Community Commercial
	Zoning:	CC-1 Zone
	Proposed Environmental Determination:	Assuming Exempt per Section 15183 of the State CEQA Guidelines-Projects Consistent with a Community Plan, General Plan or Zoning. A CEQA Analysis supporting the Exemption was prepared on X and published on March 8, 2024. The Analysis can be found on the City's Environmental Review Documents webpage via the following link. https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-present
	Historic Status:	Vacant lot; Not a historic property
	City Council District:	7
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov .

2.	Location:	3909 Grand Avenue
	Assessor's Parcel Number(s):	010 083301100
	Proposal:	Establishment of a childcare center (Community Education Civic Activity) for 58 full- and part-time students aged 3 months to 3 years in an existing commercial structure.
	Applicant:	Benjamin Anderson 510-823-9046
	Owner:	Coralie LeClerc Sobhani
	Case File Number:	PLN23094
	Planning Permits Required:	Minor Conditional Use Permit for a Community Education Civic Activity. Regular Design Review for alterations to an existing building.
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	Neighborhood Center Commercial – 2 (CN-2) Zone
	Proposed Environmental Determination:	Exempt from environmental review under the California Environmental Quality Act (CEQA) per 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
	Historic Status:	Not a Historic Property per the Oakland Cultural Heritage Survey.

City Council District:	2
Action to be Taken:	Administrative decision pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

3.	Location:	6232 Rockwell Street
	Assessor's Parcel Number(s):	048A707500100
	Proposal:	To remodel the first floor of an existing single-family home, enclose a 2nd story deck, increasing the floor area by 159.15 square-feet, removal and replacement of existing wood windows and patio doors and other minor alterations to the façade.
	Applicant:	Christopher Linvill / Linvill Pond Architects (510) 547 - 7196
	Owner:	Bret & Kerrie Hogan
	Case File Number:	PLN23172
	Planning Permits Required:	Regular Design Review for an addition to a single-family dwelling and Minor Variance for nonconforming rear yard setback where 10' is required and 5' 5 1/2" is proposed
	General Plan:	Detached Unit Residential
	Zoning:	RD Zone
	Proposed 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:	1
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

“END”