

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, November 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.

1.	Location:	6076 Manchester Drive
	Assessor's Parcel Number(s):	048A710700104
	Proposal:	Construct a new 1,050 square foot (sf) detached four-car garage and 538 sf Category 2 ADU, totaling 1,588 sf, in the front yard of an existing single-family residence. The new structure will include an upper and lower rooftop terrace with two pergolas covering the upper terrace. Completion of the proposed project requires the removal of 11 trees (2 protected, 9 not protected) from the construction area
	Applicant:	Norman Sanchez (510) 522-1100
	Owner:	6076 Manchester Holdings LLC
	Case File Number:	PLN23139, T2300104
	Planning Permits Required:	Regular Design Review for construction of a detached accessory structure; Tree Removal Permit for the removal of protected trees
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	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 Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov .

2.	Location:	1633 8TH ST
	Assessor's Parcel Number(s):	006 0003004
	Proposal:	The project proposes to replace a burned-down duplex with a new duplex on the existing foundation. The new duplex would be 29.5 feet tall and include an upper unit of 870 square feet and a lower unit of 850 square feet.
	Applicant:	Samrawit Ephraim
	Owner:	Samrawit Ephraim
	Case File Number:	PLN22148
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3/C
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15302 - Replacement or Reconstruction; 15303 – Small Structures; and 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.

Historic Status:	D3
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner - Samina Merchant at (408) 780-9042 or by email at smerchant@interwestgrp.com

3. Location:	915 21st Street
Assessor's Parcel Number(s):	005 041000200
Proposal:	To construct a 1,074 square-foot single-family home
Applicant:	Elpidio Ramos/ Ramos Remodeling (510) 395-0838
Owner:	Khaled Saeed
Case File Number:	PLN23106
Planning Permits Required:	Regular Design Review for a new dwelling unit
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2 Zone
Proposed Environmental Determination:	Exempt, Section 15303(a) of the State CEQA Guidelines –New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	Vacant lot; Barstow Tract Area of Secondary Importance
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Linda J. Morton at (510) 238-4977 or by email at LMorton@oaklandca.gov

“END”