

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, October 16, 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:	3655 VIRDEN AVE
	Assessor's Parcel Number(s):	030 187803601
	Proposal:	Construct a new 3-story 2,742 square feet home on a vacant downslope lot
	Applicant:	Jibu John (Noble Oak Services) (510)457-1227
	Owner:	LUI KIN C
	Case File Number:	PLN23008
	Planning Permits Required:	Regular Design Review to construct a new single-family dwelling
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; Vacant Lot
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

2.	Location:	7300 MacArthur Boulevard, Oakland, CA 94605
	Assessor's Parcel Number(s):	040A-3408-014-01 & 040A-3408-022-03
	Proposal:	The applicant proposes to construct a six-story mixed-use building consisting of 200 residential rental units (including 20 affordable units, 18 very low-income units and 2 low-income units), 24,700 sq ft of ground-floor retail and non-residential uses, with a total of 141,930 sq ft of building improvements, and 91 parking spaces on a 1.27-acre (55,325 sq ft) site. The requested discretionary approvals are i) Minor Conditional Use Permit, ii) Regular Design Review, iii) Density Bonus with Concessions and Waivers, and iv) Tree Preservation or Removal Permit, v) Parcel Map Waiver, vi) a Class 32 categorical exemption per CEQA Guidelines section 15332 – In-fill Development Projects.
	Applicant:	Jack Katzbach - BDE Architecture.
	Owner:	Kalpesh Patel.
	Case File Number:	PLN22084.
	Planning Permits Required:	Minor Conditional Use Permit, Regular Design Review, Density Bonus with Concessions and Waivers.
	General Plan:	Neighborhood Center Mixed Use.
	Zoning:	Neighborhood Commercial - 3 Zone (CN-3).

Preliminary Environmental Determination:	The applicant has provided proof of compliance with the criteria for a Class 32 categorical exemption per CEQA Guidelines section 15332 – In-fill Development Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning. This determination is preliminary in nature and is pending public comment and final decision on the project.
Historic Status:	Potentially Designated Historic Property (PDHP).
City Council District:	6, Jenkins.
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Richard Walker at (424) 404-7504 or by email at rwalker@interwestgrp.com .

3. Location:	1414 15th Street
Assessor’s Parcel Number:	005 037100500
Proposal:	To construct a 30-foot tall, 1,851 square foot single-family home on a vacant lot. The project includes the construction of a ground floor, 952 square-foot accessory dwelling unit (ADU).
Applicants & Owners:	William Perkins
Case File Number:	PLN23059
Planning Permits Required:	Regular Design Review for a new residential building.
General Plan:	Mixed Housing Type Residential
Zoning:	Mixed Housing Type Residential Zone – 2 (RM-2)
Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15183 -- Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303 -- New Construction or Conversion of Small Structures (assuming exempt)
Historic Status:	Area of Primary Importance (API)-Oakland Point (vacant lot)
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

4. Location:	1426 15th Street
Assessor’s Parcel Number:	005 037100700
Proposal:	To construct a 30-foot tall, 1,212 square foot rear attached addition to the existing 1,109 square foot single-family home. The project includes the construction of a ground floor, 1,161 square foot accessory dwelling unit (ADU).
Applicants & Owners:	William Perkins
Case File Number:	PLN23087

Planning Permits Required:	Regular Design Review for a residential addition greater than 1,000 square feet.
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2 Mixed-Use Residential Zone
Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; and 15301 - Existing Facilities (assuming exempt)
Historic Status:	OCHS-Rating: Cb-1+ Area of Primary Importance (API)-Oakland Point (existing building)
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov

“END”