

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, SEPTEMBER 26, 2022

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 4:00p.m. 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:	0 / 1944 Embarcadero
	Assessor's Parcel Number(s):	018 049000200
	Proposal:	To perform administrative activities, group therapy, and class instruction in an existing building.
	Applicant:	Cassidy Medina/Joshua Sleeper, Trumpet Behavioral Health
	Owner:	City of Oakland
	Case File Number:	PLN22099
	Planning Permits Required:	Conditional Use Permit for Personal Instruction and Improvement Services Commercial Activities
	General Plan:	Estuary Policy Plan – Residential Mixed Use
	Zoning:	D-CE-4
	Environmental Determination:	Sections 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning of the State CEQA Guidelines
	Historic Status:	Potentially Designated Historic Property; Office of Cultural Heritage Survey Rating: Fc3
	City Council District:	2
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

2.	Location:	1042 Trestle Glen Road, Oakland CA
	Assessor's Parcel Number(s):	023 043703301
	Proposal:	Construction of a detached, 418 square-foot Category 2 Accessory Dwelling Unit at the rear of the property, and within 20' to the top of the creek bank.
	Applicant:	Alejandra Gutzeit, John Malick & Associates (510) 592-8042
	Owner:	Jason Sarah Schmitt Fruy
	Case File Number:	CP22013/DRX22087
	Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction 20' to top of an existing creek bank
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	Environmental Determination:	15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Non-Historic Property; OCHS Rating: X; Area of Secondary Importance: Trestle Glen/Lakeshore
	City Council District:	2
	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 .

3.	Location:	1357 34th Street
	Assessor's Parcel Number(s):	007 059301901
	Proposal:	Revision to allow three new live/work units.
	Applicant:	Pete Trevino
	Owner:	Marco Barragan
	Case File Number:	PLN22152
	Planning Permits Required:	Major Revision of PLN15265 to construct three (3) new additional two-story work/live units within the envelope of the existing work/live building that was originally approved to have 94 residential units, 30 work/live units and 2,900-sf of retail space. This proposal would not involve any exterior expansion of the building and would involve removing approximately 2,000-sf of retail space to accommodate the live/work units.
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2
	Environmental Determination:	Sections 15183: Projects Consistent with a Community Plan, General Plan, or Zoning; and 15301: Minor alterations to existing facilities.
	Historic Status:	Non-Historic Property located in the West Clawson (Watts Tract) Historic 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 Robert D. Merkamp at (510) 238-6283 or by email at rmerkamp@oaklandca.gov

4.	Location:	6115 Merriewood Drive
	Assessor's Parcel Number(s):	048G-7438-014-00
	Proposal:	To expand an existing single-family home by 1,010 square feet. This includes an expansion of 792 square feet on the main level and basement, with an additional 218 square foot conversion of the basement level into habitable space.
	Applicant:	Open Bay Design, Esther Tse
	Owner:	Julie and Clark Sept
	Case File Number:	PLN22034
	Planning Permits Required:	Regular Design Review for an addition greater than 1,010 square-feet in floor area.
	General Plan:	Hillside Residential
	Zoning:	RD-4 / S-9
	Environmental Determination:	Exempt; 153303 New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

5.	Location:	0 Girvin Drive
	Assessor's Parcel Number(s):	048D-7302-052-00
	Proposal:	To construct a new 4,423 square foot single family residential home on a 12,534 square foot hillside lot with an 80% slope. The application requires a minor variance to allow for less than a four-foot separation between retaining walls overlooking the driveway approach.
	Applicant:	Sia Motlagh; Siamot LLC
	Owner:	SiaMot LLC
	Case File Number:	PLN21221
	Planning Permits Required:	Regular Design Review; Minor Variance
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential (RH) - 4 / S-9
	Environmental Determination:	Exempt; 15303 – New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

6.	Location:	3996 Forest Hill Avenue
	Assessor's Parcel Number(s):	029A-1308-065-00
	Proposal:	676 square foot addition to existing single-family home. The proposal includes a new rear roof deck, interior remodel, rear ground level deck, and a second kitchen. The work is within 100 feet of the top of bank of an adjacent creek.
	Applicant:	Shelterwerk; Aurora Morris
	Owner:	Peter & Katie Fry
	Case File Number:	PLN22110; CP22025
	Planning Permits Required:	Regular Design Review for new construction; Creek Protection Permit for construction within 100 feet of a creek; and a Minor Conditional Use Permit for a second kitchen.
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential (RD) -1
	Environmental Determination:	Exempt; 153303 New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	X
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

“END”