

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 period<sup>1</sup>:**

## **MONDAY, OCTOBER 3, 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.

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<sup>1</sup> 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.

<b>1.</b>	<b>Location:</b>	<b>5874 Chabot Court</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048A705702500</b>
	<b>Proposal:</b>	Demolition of 35 square-feet and construction of a 1,634 square-foot second story for a total of 3,364 square-feet to the existing one-story single-family home.
	<b>Applicant:</b>	Younglan Tsai
	<b>Owner:</b>	Tyler Nelson
	<b>Case File Number:</b>	<b>PLN22092</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD -1 Zone
	<b>Environmental Determination:</b>	15301 of State CEQA Guidelines: Minor alterations to an existing facility; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCHS Rating X
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Linda Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>165 Chadbourne Way</b>
	<b>Assessor's Parcel Number(s):</b>	<b>037A31502000</b>
	<b>Proposal:</b>	Renovation of existing home and a rear and front bedroom addition of approximately 1,100 gross square feet for a total of 2,400 square-feet.
	<b>Applicant:</b>	Ryan Raskop, Raskop Lu
	<b>Owner:</b>	David & Margaret McKay
	<b>Case File Number:</b>	<b>PLN22126</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a residential addition over 1,000 square-feet
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1 Zone
	<b>Environmental Determination:</b>	15301 of State CEQA Guidelines: Minor alterations to an existing facility; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCH F-3 rating
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Linda Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a>

<b>3.</b>	<b>Location:</b>	<b>71 Rio Vista Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>012 093703600</b>
	<b>Proposal:</b>	To raise an existing home 4.6 feet to construct a ground level 1,379 square foot dwelling unit. The project includes removal of the rear attached deck and side entry porch, construction of two side entry covered porches and window replacements. The existing rear two car garage will remain.
	<b>Applicant:</b>	Deborah Lane
	<b>Owner:</b>	Ryan Coates
	<b>Case File Number:</b>	<b>PLN22075</b>
	<b>Planning Permits Required:</b>	Conditional Use Permit to increase the overall height of the existing building pitched roof to 33.7 feet tall where 30 feet is the maximum allowed in the RM-2 Zone; and Regular Design Review to construct a new residential dwelling unit.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Mixed Housing Type Residential – 2
	<b>Environmental Determination:</b>	Sections 15183: Projects Consistent with a Community Plan, General Plan, or Zoning; and 15303: New Construction or Conversion of Small Structures.
	<b>Historic Status:</b>	OCHS Rating: Dc2+
	<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 Case Planner <b>Mike Rivera</b> at <b>(510) 238-6417</b> or by email at <a href="mailto:mriviera@oaklandca.gov">mriviera@oaklandca.gov</a>

<b>4.</b>	<b>Location:</b>	<b>1357 34<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>007 059301901</b>
	<b>Proposal:</b>	Revision to allow three new live/work units.
	<b>Applicant:</b>	Bob Huff
	<b>Owner:</b>	Profita Holding NV
	<b>Case File Number:</b>	<b>PLN15265-R01</b>
	<b>Planning Permits Required:</b>	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.
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	HBX-2
	<b>Environmental Determination:</b>	Sections 15183: Projects Consistent with a Community Plan, General Plan, or Zoning; and 15301: Minor alterations to existing facilities.
	<b>Historic Status:</b>	Non-Historic Property located in the West Clawson (Watts Tract) Historic Area of Secondary Importance

<b>City Council District:</b>	3
<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>Robert D. Merkamp</b> at (510) 238-6283 or by email at <a href="mailto:rmerkamp@oaklandca.gov">rmerkamp@oaklandca.gov</a>

<b>5. Location:</b>	<b>1042 Trestle Glen Road, Oakland CA</b>
<b>Assessor's Parcel Number(s):</b>	<b>023 043703301</b>
<b>Proposal:</b>	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.
<b>Applicant:</b>	Alejandra Gutzeit, John Malick & Associates (510) 592-8042
<b>Owner:</b>	Jason Sarah Schmitt Fruy
<b>Case File Number:</b>	<b>CP22013/DRX22087</b>
<b>Planning Permits Required:</b>	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
<b>General Plan:</b>	Detached Unit Residential
<b>Zoning:</b>	RD-1 Zone
<b>Environmental Determination:</b>	15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
<b>Historic Status:</b>	Non-Historic Property; OCHS Rating: X; Area of Secondary Importance: Trestle Glen/Lakeshore
<b>City Council District:</b>	2
<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 (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

**“END”**