

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 09, 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:	5315 Shafter Avenue
	Assessor's Parcel Number(s):	014 125402200
	Proposal:	To reconstruct a portion (approximately 445 square-feet) of the existing one-story single-family house and construct an 2,431 square-foot, upper-story addition resulting in a 3,706 square-foot single family house 29'-9" in height on a 1,476 square-foot building footprint.
	Applicant:	Ashley Wallace - Martinkovic Milford Architects (415) 583-2516
	Owner:	Alison Drury and Joseph Flynn (917) 583-2516
	Case File Number:	PLN23026
	Planning Permits Required:	Regular Design Review for an alteration and addition over 1,000 square-feet
	General Plan:	Mixed Housing Type
	Zoning:	RM-1 Zone
	Proposed Environmental Determination:	15301-Existing Facilities; 15303; Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	PDHP; Area of Secondary Importance: Hudson and Shafter; OCHS Rating: D2+
	City Council District:	1
	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:	1684 12th Street
	Assessor's Parcel Number:	006 001104200
	Proposal:	Subdivide a 5,625 square foot vacant lot into two new lots and construct a multi-story home and an accessory dwelling unit on both new lots. Lots 1 and 2 would measure 3,105 and 2,520 square feet, respectively. The home on Lot 1 would be 2,038 square feet, and the home on Lot 2 would be 2,124 square feet. The project also includes a garage with a roof deck, and an attached 393 square-foot accessory dwelling unit on each lot.
	Applicants & Owners:	Eva Kersey & Ionas Porges-Kiriakou
	Case File Number:	PLN22102
	Planning Permits Required:	Vesting Tentative Parcel Map for a subdivision (VTPM11292); Minor Conditional Use Permits for a Mini-Lot subdivision and maximum building wall height where 25 feet is allowed and approximately 28.5 feet is proposed; and Regular Design Review for new residential construction.
	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: Sections 15315 – Minor Land Divisions; 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 mrivera@oaklandca.gov

3. Location:	1469 12th Street
Assessor’s Parcel Number(s):	004 008500200
Proposal:	Design Review for new 1,650 square foot single-family home with a variance reducing the required setback variance from 15 to 10 feet.
Applicant:	William Coburn
Owner:	Adam Rodriguez
Case File Number:	PLN23024
Planning Permits Required:	Regular Design Review approval is required for single family home with rear setback variance.is required
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2
Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under 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:	Located in Historic Area of Primary Importance (Oakland Point)
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

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