

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, JUNE 27, 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:	5825 Occidental Street (5823 Occidental Street), 921, 927, and 929 Grace Avenue
	Assessor's Parcel Number(s):	015 129400901
	Proposal:	Revision to approved project (case file PLN19128) to include a second-story addition, minor exterior alterations and interior remodeling to the existing residential buildings.
	Applicant:	Julia Mandell (281) 687-2582
	Owner:	Anthony Wilson / Wilson Associates
	Case File Number:	PLN19128-R01
	Planning Permits Required:	Regular Design Review for addition and alteration to an existing multi-family dwelling
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	Section 15301(e) –Addition to an existing structure; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; OCHS Rating X
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov and Heather Klein at (510)238-3659 or by email at hklein@oaklandca.gov .

2.	Location:	5621 Adeline Street
	Assessor's Parcel Number(s):	015 128800200
	Proposal:	To lift the existing 1,022 square foot house 6' to create 790 square feet of habitable space on the ground level, construct a 512 square foot attached garage, and demolish the exist shed and construct a 171 square foot workshop.
	Applicant:	Nadine Hernandez c/o Design Draw Build (510) 823-2643
	Owner:	Whitney Lawrence and Jenna Castro
	Case File Number:	PLN22047
	Planning Permits Required:	Regular Design Review for addition/alteration of a dwelling unit; Minor Variance to maintain the 1.8-2' side yard setback where 4' is required.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zoning
	Environmental Determination:	Section 15301(e) –Addition/Alteration to an existing structure;; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; OCHS Rating X

City Council District:	1
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Rebecca Wysong at (510) 238-3123 or by email at rwysong@oaklandca.gov and Heather Klein at (510)238-3659 or by email at hklein@oaklandca.gov .

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