

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, MARCH 20, 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 p.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:	13639 Campus Drive
	Assessor's Parcel Number(s):	037A316701900
	Proposal:	Revision to a previously approved project (PLN18163) currently under construction to modify roof height, massing elements, and window locations. The proposal will be a 7,025 square-foot home on a 7,246 square-foot building, footprint up to 24.32' in height, similar to the previously approved project.
	Applicant:	Tyler Hutcherson (510) 595-3836
	Owner:	Christine D. Soufastai
	Case File Number:	PLN18163-R01
	Planning Permits Required:	Design Review for construction of a new home (revision to PLN18163); Minor Variance for a 6-foot side yard setback where 10% of lot width is required (previously approved)
	General Plan:	Hillside Residential
	Zoning:	RH-3 Zone
	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
	City Council District:	6
	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:	73 Agnes Street
	Assessor's Parcel Number(s):	0488713601801
	Proposal:	Construct 2,608 Square Foot Single Family Dwelling with 3 bedrooms, 3 ½ bathrooms and 1,005 Square Foot partial finished basement for storage
	Applicant:	Lisa Trujilo, Jarvis Architects (510) 654 - 6755
	Owner:	Bene Vivere LLC
	Case File Number:	PLN22214
	Planning Permits Required:	Regular Design Review
	General Plan:	Detached Unit Residential
	Zoning:	RD -1
	Environmental Determination:	Exempt: Section 15303 of State CEQA Guidelines: New construction of small structures and Section 1583: Projects consistent with a Community Plan, General Plan or Zoning
	Historic Status:	Not Historic property vacant lot
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact case planner Linda J Morton , Planner I at (510) 238-4977 or lmorton@oaklandca.gov

3.	Location:	5323 Shafter Avenue
	Assessor's Parcel Number(s):	014 125402000
	Proposal:	To demolish an existing single-family dwelling and construct a new 4,894 square-foot, two-story single-family dwelling. <i>Note: This is the third public notice for the project. Since the first notice, the project scope has been reduced. Notable changes to the scope include revising the siting of project that includes removal of the roof deck, changes to and removal of windows to reduce privacy impacts, articulation of siding, changes to material, removal of lightwell, changes to the floorplan, and further setting back the garage.</i>
	Applicant:	Jack Backus (510)393-9699
	Owner:	Kane Sweeney
	Case File Number:	PLN22014
	Planning Permits Required:	Regular Design Review for demolition and construction of a dwelling unit
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1 Zone
	Environmental Determination:	Section 15303-New Construction or Conversion 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 .

“END”