

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 31, 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:	824 VERMONT STREET
	Assessor's Parcel Number(s):	011 084201700
	Proposal:	To rebuild a previously damaged garage located at the front of the lot and to construct a second story deck above the garage with no proposed changes to the existing residential building
	Applicant:	Ryan Hughes / Drafting Cafe Architects (510) 251-2511
	Owner:	Loren L Weinbrenner
	Case File Number:	PLN21132
	Planning Permits Required:	Regular Design Review to construct an attached garage and 2 nd story deck and Minor Conditional Use Permit to rebuild a previously damaged, non-conforming garage located 0' from the front property line where 5' is currently required.
	General Plan:	Urban Residential
	Zoning:	RU-1 Urban Residential Zone
	Environmental Determination:	15301(d) – Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; OCHS Rating: X
	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 .

2.	Location:	9993 Empire Road
	Assessor's Parcel Number(s):	045 532002802
	Proposal:	Creek permit associated with construction of 499 square foot, free standing Accessory Dwelling Unit behind the primary house.
	Applicant:	Francisco Matos
	Owner:	Courtney Craven
	Case File Number:	CP22019
	Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100' of an existing creek.
	General Plan:	Detached Unit Residential
	Zoning:	RD- 1 Zone
	Environmental Determination:	Section 15333 of the State CEQA Guidelines - Small Habitat Restoration Project ; Section 15183 - Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Area of Secondary Importance (Columbian Gardens) OCHA rating D3
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission's Residential Appeals Committee
	For Further Information:	Contact Case Planer Linda Morton at (510) 238-4977 or by email at Lmorton@oaklandca.gov

“END”