

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 17, 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:	3911 Lusk Avenue
	Assessor's Parcel Number(s):	012 096100500
	Proposal:	To subdivide an existing 5,645 square foot lot between two existing buildings into two lots. Lot 1 will be 3,277 square feet, and Lot 2 will be 2,368 square feet.
	Applicant:	Alex Dolginov c/o 5 Star Housing LLC (858)699-6703
	Owner:	5 Star Housing LLC
	Case File Number:	PLN22079
	Planning Permits Required:	Conditional Use Permit to subdivide a lot between existing buildings; Tentative Parcel Map to split the existing lot into two lots.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	Section 15315 of the State CEQA Guidelines: Minor Land Divisions and Section 15183: Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Not a historic property; Oakland Cultural Heritage Survey Rating: X
	City Council District:	1
	Action to be Taken:	Appealable to Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov

2.	Location:	1050 Mountain Boulevard
	Assessor's Parcel Number(s):	048G741701800
	Proposal:	Creek permit associated with construction of a 982 sq. ft. Category 2 Secondary Dwelling Unit
	Applicant:	Gwen Winslow / (925) 699-6829
	Owner:	Gwen Winslow
	Case File Number:	CP21068
	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:	Hillside Residential
	Zoning:	RH-4 / S-9 Zone
	Environmental Determination:	Section 15303 – Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic Property; Oakland Cultural Heritage Survey Rating of D3
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

3.	Location:	419 4th Street
	Assessor's Parcel Number(s):	001 013901500
	Proposal:	Upper story addition to an existing one-story warehouse building to create an eight story, 101-unit mixed-use building.
	Applicant:	Mark Donahue, Lowney Architecture (510) 269-1123
	Owner:	Dodwell Company, Inc
	Case File Number:	PLN20137
	Planning Permits Required:	Regular Design Review for construction of new dwelling units and an over 100 percent addition to a structure and Minor Conditional Use Permits for density and to allow parking areas within 75 feet of the front property line.
	General Plan:	EPP - Retail Dining Entertainment - 2
	Zoning:	C-45 Community Shopping Commercial Zone / S-4 Design Review Combining Zone
	Environmental Determination:	15332 – Infill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning. (assuming exempt)
	Historic Status:	Potentially Designated Historic Property (PDHP). Area of Primary Importance (API): Produce District. OCHS Rating Dc1+ “Noodle Factory”
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov

“END”