

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:

TUESDAY, FEBRUARY 21, 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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	11190 Lochard Street
	Assessor's Parcel Number(s):	048 626201100
	Proposal:	To construct a 3,014 square-foot, split level, single-family dwelling with an attached three car garage on a 25, 523 square-foot, vacant lot with a structural slope of less than 20%.
	Applicant:	Maurice Dawson (510) 351-2161
	Owner:	Obedie Williams
	Case File Number:	PLN21118
	Planning Permits Required:	Regular Design Review for construction of a single-family, split-level dwelling; Minor Variance for a building height of 32 feet where 30' is allowed.
	General Plan:	Hillside Residential
	Zoning:	RH-2 / S-9 Zones
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Vacant lot; not a historic property
	City Council District:	7
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

2.	Location:	2222 E 15th Street
	Assessor's Parcel Number(s):	020 016001001
	Proposal:	To subdivide a 10,500 square-foot lot into two lots. Parcel 1 will be 5,002 square-feet; and Parcel 2, with the existing building and garage, will be 5,498 square-feet.
	Applicant:	Derrek Young (415) 205-0997
	Owner:	Derrek Young
	Case File Number:	PLN21239
	Planning Permits Required:	Tentative Parcel Map 11216 to split one lot into two
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	15315 – Minor Land Divisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property, OCHS Rating: F3
	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 .

“END”