

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, AUGUST 15, 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:	734 Campbell Street (vacant lot next to 728 Campbell Street)
	Assessor's Parcel Number(s):	006 000302600
	Proposal:	To construct a 1,934 square-foot single-family home with an 800 square-foot attached Category 2 accessory dwelling unit.
	Applicant:	Willis Yu (510) 482-4882
	Owner:	Roger Kubein and Gabriel Hernandez
	Case File Number:	PLN22059
	Planning Permits Required:	Regular Design Review for a new dwelling unit
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	Exempt, Section 15303(a) of the State CEQA Guidelines –New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Vacant lot
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission's Residential Appeals Committee
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at Lmorton@oaklandca.gov .

2.	Location:	4905 Lawton Avenue
	Assessor's Parcel Number(s):	013 114100200
	Proposal:	To construct a 508 square-foot second-story addition to an existing 800-square-foot house with a reduced rear setback (7' proposed when 15' required) and a reduced front setback (15' proposed when 27' required for the second story)
	Applicant:	Mariati Paham/510-558-8442
	Owner:	Erica Hansen
	Case File Number:	PLN21204
	Planning Permits Required:	Regular Design Review for an upper story addition and Minor Variances for a reduced rear yard and front yard setback
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-1
	Environmental Determination:	; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property. Oakland Cultural Heritage Rating: X
	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:	7170 Thorndale Drive
	Assessor's Parcel Number(s):	048G-7444-010-00
	Proposal:	New 3,290 square-foot residential building on a 7,033 square-foot vacant hillside lot.
	Applicant:	John Newton
	Owner:	Hugh Duggan
	Case File Number:	PLN21222-CP21083
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit; Creek Protection Permit Category III for construction within 100 feet of a creek.
	General Plan:	Hillside Residential
	Zoning:	RH-4; S-9; S-11
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

4.	Location:	1818 Adeline Street
	Assessor's Parcel Number(s):	005-0406-027-00
	Proposal:	New three-story, three-unit, 3,819 square foot residential building in the rear portion of a lot with an existing single-family dwelling. The project will result in a total of four dwelling units.
	Applicant:	Charles Green
	Owner:	Larry Glenn
	Case File Number:	PLN21180
	Planning Permits Required:	Regular Design Review for new construction and establishment of a new dwelling unit.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP Dc2+; Area of Secondary Importance (Barstow Tract);
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

5.	Location:	0 Redwood Road (adjacent to 3722 Redwood Road)
	Assessor's Parcel Number(s):	029-1090-014-01
	Proposal:	New two-story, 2,549 square-foot residential building on a substandard 2,991 vacant lot. The project will require variances for minimum setbacks, minimum open space, and maximum lot coverage.
	Applicant:	Duffy Architects
	Owner:	David Newton
	Case File Number:	PLN21230
	Planning Permits Required:	Regular Design Review for new construction and establishment of a new dwelling unit; Minor Variances for maximum floor area ratio, front and rear setbacks, and minimum open space
	General Plan:	Detached Unit Residential
	Zoning:	RD-1
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

6.	Location	3127 Champion St
	Assessor's Parcel Number:	028 090000800
	Proposal:	Tentative Parcel Map (TPM11192) and Minor Conditional Use Permit to allow for a lot split between existing structures, and a Shared Access facility.
	Applicant:	Emily Laetz
	Phone Number:	(310)3837237
	Owner:	Champion School, LLC
	Case File Number:	PLN21242
	Planning Permits Required:	Tentative Parcel Map to split one lot into two and a Minor CUP for a shared driveway and to draw a lot line between existing structures.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-3
	Environmental Determination:	Exempt Section 15315 Minor Subdivisions, Section 15183 Projects consistent with the General Plan or Zoning
	Historic Status:	Non-historic property
	City Council district:	5
	Status:	Pending
	Staff Recommendation:	To be determined
	Finality of Decision:	Appealable to Planning Commission
	For further information:	Oakland Planner: Robert D. Merkamp Phone: (510) 238-6283; Email: RMerkamp@oaklandca.gov Online case file link: PLN21242

“END”