

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 17-day public comment period:**

## **MONDAY, August 26, 2024**

**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 pm. 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.

<b>1.</b>	<b>Location:</b>	<b>812 55<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>014 1198000402</b>
	<b>Proposal:</b>	The proposal includes the demolition of an existing 1,680 square foot gas station canopy and four (4) service pumps to install 4 new service pumps and build a new 2,720 square foot canopy. The proposal also includes the removal and replacement of two underground storage tanks. Approximately 4,800 square feet of land area will be involved in construction activities.
	<b>Applicant:</b>	Erin Raya
	<b>Owner:</b>	812 55 <sup>th</sup> St Oakland LLC
	<b>Case File Number:</b>	<b>PLN24096</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Neighborhood Center Commercial
	<b>Zoning:</b>	CN-3/S-13
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Historic Property
	<b>City Council District:</b>	CCD1
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>4021 Whittle Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>029A13080080</b>
	<b>Proposal:</b>	Creek Protection Permit associated with the construction of a 565 square foot addition to the rear of an existing one-family dwelling. Construction will take place within 100 feet of the creek centerline and beyond 20 feet of the creek top of bank.
	<b>Applicant:</b>	Masoud Salamat
	<b>Owner:</b>	Assadi Abtin
	<b>Case File Number:</b>	<b>CP24035</b>
	<b>Planning Permits Required:</b>	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.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD
	<b>Proposed Environmental Determination:</b>	15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a Historic Property
	<b>City Council District:</b>	CCD4
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>3.</b>	<b>Location:</b>	<b>570 Gravatt Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048H760606400</b>
	<b>Proposal:</b>	New single family-home on a creekside property
	<b>Applicant:</b>	Lena Zhang
	<b>Owner:</b>	Green Wadi LLC, Lena Zhang, Roger Swanson
	<b>Case File Number:</b>	<b>PLN21082</b>
	<b>Planning Permits Required:</b>	Regular Design for new construction and the establishment of a dwelling unit. Category III Creek Permit for construction on a Creekside Property (CP21034). Tree Protection Permit for construction within 10 feet of protected trees (T2100181).
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	Hillside Residential-4 (RH-4), Fire Safety Combining Zone (S-9)
	<b>Proposed Environmental Determination:</b>	The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	No historic rating.
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Kubilay Aaron İnanlı</b> at (510) 238-2074 or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

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