

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, DECEMBER 12, 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:	0 Butters Drive (east of 3610 Butters Drive)
	Assessor's Parcel Number(s):	029 1151075
	Proposal:	To subdivide a 34,656 square foot lot into two new lots. Lot #1 would be 14,462 square feet and Lot #2 would be 20,194 square feet.
	Applicant:	Mike Luong / (510) 821-2880
	Owner:	Sam Luong
	Case File Number:	PLN20176
	Planning Permits Required:	Tentative Parcel Map for a two-lot subdivision (TPM11083)
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 3 (RH-3) / S-9 Zones
	Environmental Determination:	15315-Minor Land Divisions; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Property
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov

2.	Location:	Courtland Avenue, 4343 Brookdale Avenue, 4516 Fairfax Avenue, 4522 Fairfax Avenue, Gordon Street, 4321 Gordon Street, High Street, 2532 High Street, Oakland, CA 94601
	Assessor's Parcel Number(s):	032 204400601, 032 204300602, 032 204300702, 032 204400200, 032 204400301, 032 204400400, 032 204400701, 032 204400801, 032 204400901, 032 204400903, 032 204401001, 032 204401200, 032 204401300, 032 204600605, 032 204601102, 032 204603601, 032 204701701, 032 204701801, & 032 204701901
	Proposal:	To protect and restore approximately 950 feet of Courtland Creek through slope stabilization, grading, and native plant restoration.
	Applicant:	Jennifer Stern, City of Oakland Public Works / (510) 238-6191
	Owner:	City of Oakland
	Case File Number:	CP22046
	Planning Permits Required:	Creek Protection Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20 feet of an existing creek
	General Plan:	Mixed Housing Type Residential
	Zoning:	Open Space (Linear Park) (OS/LP), Mixed Housing Type Residential – 3 (RM-3), & Mixed Housing Type Residential – 4 (RM-4) Zones
	Environmental Determination:	15333-Small Habitat Restoration Projects; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Non-Historic Properties
	City Council Districts:	4 and 5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov

3.	Location:	2134 35th Ave
	Assessor's Parcel Number(s):	032 211200600
	Proposal:	To construct a two-story 1,786 square foot single-family residence with attached two-car garage on a upslope vacant lot. The proposal includes the construction of a rear detached one-story 714 square foot Accessory Dwelling Unit (ADU Category 2).
	Applicant:	Bill Wong (510)717-2228
	Owner:	Thinh Vo and Quang Bui
	Case File Number:	PLN21152
	Planning Permits Required:	Regular Design Review for construction of new residential facility
	General Plan:	Mixed Housing Type
	Zoning:	RM-4 Mixed Housing Type Residential
	Environmental Determination:	15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property: Vacant Lot
	City Council District:	5
	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 .

4.	Location:	2130 35th Ave
	Assessor's Parcel Number(s):	032 211200500
	Proposal:	To construct a two-story 1,789 square foot single-family residence with attached two-car garage on a upslope vacant lot. The proposal includes the construction of a rear detached one-story 695 square foot Accessory Dwelling Unit (ADU Category 2).
	Applicant:	Bill Wong (510)717-2228
	Owner:	Thinh Vo and Quang Bui
	Case File Number:	PLN21151
	Planning Permits Required:	Regular Design Review for construction of new residential facility
	General Plan:	Mixed Housing Type
	Zoning:	RM-4 Mixed Housing Type Residential
	Environmental Determination:	15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property: Vacant Lot
	City Council District:	5
	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”