

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:

January 6, 2025

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.

1.	Location:	0 Willowbank Ct
	Assessor's Parcel Number(s):	048G744704008, 048G744703700, 048G744703600, 048G744703500, 048G744703400, 048G744703300, 048G744703200 and 048G744703100
	Proposal:	<i>VTPM11201 to merge eight parcels into one 159,786 square feet resultant parcel</i>
	Applicant:	Carlos Plazola (510)207-7238
	Owner:	Carlos and Monica Plazola
	Case File Number:	PLN22053
	Planning Permits Required:	Vesting Tentative Parcel Map to merge 8 parcels into one parcel
	General Plan:	Hillside Residential
	Zoning:	RH-3/S-9/S-11
	Proposed 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
	City Council District:	4
	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 .

2.	Location:	1154 91 st Avenue
	Assessor's Parcel Number(s):	044 495602200
	Proposal:	Build a new two-story one-family residential dwelling unit on a 5,425 square foot vacant lot. The proposed building will have a height of 23'-11" with 3,436 square feet of living space and a 379 square foot two-car garage.
	Applicant:	Victor Lee
	Owner:	Victor Lee
	Case File Number:	PLN24003
	Planning Permits Required:	Regular Design Review (DR)
	General Plan:	Detached Unit Residential
	Zoning:	RD, S-13
	Proposed 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:	N/A
	City Council District:	CCD7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov .

3.	Location:	1150 Tidewater Ave
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Assessor's Parcel Number(s):	034 230001004
Proposal:	Creek Protection Permit for Open Space improvements that will result in a new East Bay Regional Park District park in the Tidewater area along the waterfront. Improvements include a(n) playground, lawn and picnic area, outdoor classroom, restroom, viewpoint seating, and secure boat storage which will be constructed within close proximity to the San Francisco Bay Watershed. Proposed environmental controls are sufficient to support a Creek Protection Permit downgrade from Category IV to Category III by Watershed City staff.
Applicant:	Jesse Jones
Owner:	East Bay Regional Park District
Case File Number:	CP24059
Planning Permits Required:	Category III Creek Permit
General Plan:	EPP Planned Waterfront Development 3
Zoning:	D-CE-5
Proposed Environmental Determination:	15301(i) - Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	N/A
City Council District:	CCD6
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov .

4. Location:	1090 65 th Street
Assessor's Parcel Number(s):	016 145301100
Proposal:	Regular Design Review to legalize previous construction done without permits; including permitting a previously constructed addition to the rear of an existing one-family residence, the conversion of a detached structure to a second primary dwelling unit with an attached Accessory Dwelling Unit (ADU), and removal of unpermitted building area within the required side and rear setbacks.
Applicant:	A Clark Architecture c/o Art Clark
Owner:	Ski High Investments LLC
Case File Number:	PLN24147
Planning Permits Required:	Regular Design Review
General Plan:	Mixed Housing Type Residential
Zoning:	RM-2, S-13
Proposed Environmental Determination:	15301(e) - Addition to an Existing Structure and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	X
City Council District:	CCD1
Action to be Taken:	Pending
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Alexia Rotberg at (510) 418-8534 or by email at arotberg@oaklandca.gov .

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