

APPLICATIONS ON FILE
January 28, 2022

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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, FEBRUARY 7, 2022

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 r 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:	129 Alpine Terrace
	Assessor's Parcel Number(s):	048A 710705000
	Proposal:	To construct a new single-family dwelling on an existing vacant down-sloping site.
	Applicant:	Alan Ohashi – ODS Architecture (510) 595-1300
	Owner:	Gordon & Maria White
	Case File Number:	PLN21179
	Planning Permits Required:	Regular Design Review to construct a new single-family dwelling on an existing vacant down-sloping site.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Detached Unit Residential Zone
	Environmental Determination:	Categorically Exempt: Section 15303 – New construction of small structures; and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	1
	Action to be Taken:	Approval
	Finality of Decision:	Appealable to Oakland City Planning Commission
	For Further Information:	Contact Case Planner, Maurice Brenyah-Addow at (510) 238-6342 or by email at mbrenyah@oaklandca.gov .

2.	Location:	4452 Mattis Court
	Assessor's Parcel Number(s):	037 25300310031
	Proposal:	To construct a 3,020 square-foot, single-family dwelling and a 850 square foot attached Accessory Dwelling Unit with a two-car-garage on a 51% down-sloped vacant lot
	Applicant:	John Newton (510) 847-4108
	Owner:	Rogelio Barrera
	Case File Number:	PLN21210
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone.
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Vacant lot
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov

3.	Location:	2445 25th Avenue
	Assessor's Parcel Number(s):	026 078301500
	Proposal:	Lifting an existing one-story, single-family dwelling to create a two-story dwelling resulting in 1,176 square feet of new floor area for a total of 2,286 square feet.
	Applicant:	Minna Bui (415) 309-1498
	Owner:	BUI MINNA H TR
	Case File Number:	PLN21045
	Planning Permits Required:	Regular Design Review for an addition over 1,000 square-foot floor
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2 Zone
	Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to City Council
	For Further Information:	Contact Case Planner, Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

“END”