

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 5, 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>2316 57th Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>038 324202200</b>
	<b>Proposal:</b>	To raise the building roof height from 24'-7 ½" to 29'-3" within 5 feet of a creek. There are no other changes to building envelope and minor interior floorplan modifications. <i>Related to DRX231710</i>
	<b>Applicant:</b>	KGV Construction & Design (408) 362-5925
	<b>Owner:</b>	Teck Shin Sengtao, Inc. (415) 317-2156
	<b>Case File Number:</b>	<b>CP23107</b>
	<b>Planning Permits Required:</b>	Creek Permit Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20 feet of a creek; and Reclassification of a Category IV Creek Permit to Category III
	<b>General Plan:</b>	Mixed Housing Type
	<b>Zoning:</b>	RM-4
	<b>Proposed Environmental Determination:</b>	15301-Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCHS Rating: X; Non-Historic Property
	<b>City Council District:</b>	6
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>1042 Trestle Glen Road</b>
	<b>Assessor's Parcel Number(s):</b>	<b>023 043703301</b>
	<b>Proposal:</b>	Creek permit associated with a 45 square-foot addition to the first floor and a 182 square-foot addition to the second floor located within 100' from the creek bank
	<b>Applicant:</b>	Alejandra Gutzeit, John Malick & Associates (Architect) (510) 595-8402
	<b>Owner:</b>	Jason Fruy & Sarah Schmitt Fruy
	<b>Case File Number:</b>	<b>CP24031</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 Zone
	<b>Proposed Environmental Determination:</b>	Section 15301(i) of the State CEQA Guidelines: (i) – Maintenance of Stream Channels and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt)
	<b>Historic Status:</b>	Not a historic property; located in the Trestle Glen/Lakeshore Area of Secondary Importance
	<b>City Council District:</b>	2
	<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>Linda J. Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>601 50TH AVE</b>
	<b>Assessor's Parcel Number(s):</b>	<b>034 229502009</b>
	<b>Proposal:</b>	Installation of an unstaffed telecommunications facility, consisting of a 70-foot-tall Mono-Pole designed as a Pine tree; sixteen (16) panel antennas; and related ground equipment to be installed within a new chain-link fence enclosure with bollards.
	<b>Applicant:</b>	New Cingular Wireless PCS, LLC (AT&T Mobility)
	<b>Owner:</b>	126 EAST JAMESTOWN STREET, LLC
	<b>Case File Number:</b>	<b>PLN24079</b>
	<b>Planning Permits Required:</b>	Regular design review, minor conditional use permit
	<b>General Plan:</b>	BUSINESS MIX
	<b>Zoning:</b>	CIX-2
	<b>Proposed Environmental Determination:</b>	15301-Existing Facilities; 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt) and 15303 – New Construction or Conversion of Small Structures
	<b>Historic Status:</b>	Non-historic property
	<b>City Council District:</b>	CCD5
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appeal to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Jamila Selby</b> at <b>(510) 238-2949</b> or by email at <a href="mailto:JSelby@oaklandca.gov">JSelby@oaklandca.gov</a> .

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