

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 period<sup>1</sup>:**

## **MONDAY, JULY 18, 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.

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<sup>1</sup> 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.

<b>1.</b>	<b>Location:</b>	<b>732 26<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>009 068101700</b>
	<b>Proposal:</b>	Construction of a 2,000 square-foot, two-story single-family home with three bedrooms, three bathrooms and an office on a vacant 2,250 square-foot lot.
	<b>Applicant:</b>	Chung Ho Kwong (925) 212-8500
	<b>Owner:</b>	Ben Wei Chen
	<b>Case File Number:</b>	<b>PLN22064</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RM-2 Zone
	<b>Environmental Determination:</b>	Section 15303(a) of the State CEQA Guidelines: New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Area of Secondary Importance (Herbert Hoover School Neighborhood)
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission's Residential Appeals Committee
	<b>For Further Information:</b>	Contact Case Planner <b>Linda Morton</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:Lmorton@oaklandca.gov">Lmorton@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>0 77<sup>th</sup> Avenue (vacant lot next to 1216 77<sup>th</sup> Avenue)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>041 419502402</b>
	<b>Proposal:</b>	To construct a 1,603 square foot, single-family home with an attached Category 2 accessory dwelling unit.
	<b>Applicant:</b>	Jesus Arellano (510) 209-4942
	<b>Owner:</b>	Jesus Arellano
	<b>Case File Number:</b>	<b>PLN22074</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-2 Zone
	<b>Environmental Determination:</b>	Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Vacant lot
	<b>City Council District:</b>	7
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission's Residential Appeals Committee
	<b>For Further Information:</b>	Contact Case Planner <b>Linda Morton</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:Lmorton@oaklandca.gov">Lmorton@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>5350 Bacon Rd</b>
	<b>Assessor's Parcel Number:</b>	037A314305900
	<b>Proposal:</b>	Regular design Review to create a new detached 2,186 square-foot detached 8-stall garage. Minor Variance to construct the garage 6.5' from the side yard property line where approximately 32' is required. Minor Variance to allow the garage to be 16'8" tall where 15' is allowed.
	<b>Applicant:</b>	Adolfo Martinez
	<b>Phone Number:</b>	(510)828-3033
	<b>Owner:</b>	Amin Gazali
	<b>Case File Number:</b>	PLN21233
	<b>Planning Permits Required:</b>	Minor Variance and Regular Design Review for an accessory structure.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-1
	<b>Environmental Determination:</b>	Exempt Section 15301(e) Existing facilities, Section 15303 new construction of small structures, Section 15183 Projects consistent with the General Plan or Zoning
	<b>Historic Status:</b>	Non-historic property
	<b>City Council district:</b>	6
	<b>Status:</b>	Pending
	<b>Staff Recommendation:</b>	To be determined
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For further information:</b>	Oakland Planner: <b>Robert D. Merkamp</b> Phone: <b>(510) 238-6283</b> ; Email: <a href="mailto:RMerkamp@oaklandca.gov">RMerkamp@oaklandca.gov</a>
		Online case file link: <a href="#">PLN21233</a>

**“END”**