

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, July 1, 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.

1.	Location:	0 Grizzly Peak Boulevard and 7126 Westmoorland Drive
	Assessor's Parcel Number(s):	048H751400100 and 048H762206102
	Proposal:	To repair and stabilize approximately 350 square feet of existing road surface and approximately 1,500 square feet of the adjacent failed hillslope adjacent to a creek.
	Applicant:	Mustafa Humran / (510) 238-6605 or (510) 238-2954
	Owner:	City of Oakland and Matthew Cromer
	Case File Number:	CP23060
	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:	Resource Conservation and Hillside Residential
	Zoning:	Open Space - Resource Conservation Area (OS-RCA)/S-11 and Hillside Residential - 4 (RH-4)/S-9
	Proposed Environmental Determination:	The project is exempt from the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15333 - Small Habitat Restoration Projects; and 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Non-Historic Properties
	City Council District:	1
	Action to be Taken:	Administrative Decision 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:	27 Camelford Place
	Assessor's Parcel Number(s):	048D727500900
	Proposal:	To remodel the lower floor interior, construct an upper floor addition of approximately 1,000 square feet, and replace windows throughout the house.
	Applicant:	Mary Holzapfel-sek / MA Holz Design Studio LLC (707) 343-8904
	Owner:	Laura Rose and Alex Ruman
	Case File Number:	PLN24064
	Planning Permits Required:	Regular Design Review for an addition to a single-family dwelling
	General Plan:	Hillside Residential
	Zoning:	RH-4 / S-9 Zones
	Proposed Environmental Determination:	Section 15303(a) of the State CEQA Guidelines: New construction of small structures and Section 15183; Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	X
	City Council District:	4
	Action to be Taken:	Appealable to the Planning Commission
	Finality of Decision:	Pending
	For Further Information:	Contact Case Planner Linda J. Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov .

3.	Location:	7520 Hamilton St
	Assessor's Parcel Number(s):	041 413901900
	Proposal:	New construction of a two-story, four-bedroom single-family dwelling unit with approximately 1,438 square feet of living space and an attached 200 square foot garage.
	Applicant:	Yung Chen
	Owner:	Poon Ling C
	Case File Number:	PLN23158
	Planning Permits Required:	Regular Design Review
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a Historic Property
	City Council District:	CCD7
	Action to be Taken:	Administrative Decision 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:	2326 81st Ave
	Assessor's Parcel Number(s):	040 337501400
	Proposal:	Creek Protection Permit associated with the construction of a 39 square foot porch at the front of an existing detached accessory structure. Construction will take place within 20 ft of the Arroyo Viejo Creek top of bank.
	Applicant:	Matt Turpin
	Owner:	Matt Turpin
	Case File Number:	CP23054
	Planning Permits Required:	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.
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a Historic Property
	City Council District:	CCD6
	Action to be Taken:	Administrative Decision 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

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