

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, April 7, 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.

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| <b>1.</b> | <b>Location:</b>                             | 7042 Westmoorland Drive  |
|           | <b>Assessor's Parcel Number(s):</b>          | 048H762204801  |
|           | <b>Proposal:</b>                             | Build a new three-story one-family residential dwelling unit on a 10,664 square foot down-sloped vacant lot. The proposed building will have a conditionally permitted maximum height of 36 feet with approximately 5,200 square feet of living space and a 540 square foot two-car garage. A Conditional Use Permit (CUP) is required to increase the maximum permitted height from 32 feet to 36 feet. A Tree Protection/Removal Permit is required to remove one (1) protected olive tree and preserve one protected live oak tree. |
|           | <b>Applicant:</b>                            | Justin Davidson VM75272  |
|           | <b>Owner:</b>                                | Christian Bock   |
|           | <b>Case File Number:</b>                     | <b>PLN24162</b>  |
|           | <b>Planning Permits Required:</b>            | Regular Design Review (DR), CUP  |
|           | <b>General Plan:</b>                         | Hillside Residential   |
|           | <b>Zoning:</b>                               | RH-4, S-9  |
|           | <b>Proposed Environmental Determination:</b> | 15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)  |
|           | <b>Historic Status:</b>                      | N/A  |
|           | <b>City Council District:</b>                | CCD4   |
|           | <b>Action to be Taken:</b>                   | Pending  |
|           | <b>Finality of Decision:</b>                 | Appealable to the Planning Commission  |
|           | <b>For Further Information:</b>              | Contact Case Planner Andrea Ramirez at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a> .   |

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| <b>2.</b> | <b>Location:</b>                             | 3301 Martin Luther King Jr Way  |
|           | <b>Assessor's Parcel Number(s):</b>          | 009 072500500   |
|           | <b>Proposal:</b>                             | Convert an existing one-family dwelling unit with approximately 1,968 square feet of livable space and a 1,968 square foot basement into a two-story residential building with four dwelling units. Each proposed unit will include approximately 1,000 square feet of livable space. The project also includes the construction of an attached Accessory Dwelling Unit (ADU), which is permitted by State law, above a proposed four-car car port located in the rear yard of the residence. |
|           | <b>Applicant:</b>                            | Michael Rejie Tom   |
|           | <b>Owner:</b>                                | Ashraf Raoufi   |
|           | <b>Case File Number:</b>                     | <b>PLN25009</b>   |
|           | <b>Planning Permits Required:</b>            | Regular Design Review (DR)  |
|           | <b>General Plan:</b>                         | Urban Residential   |
|           | <b>Zoning:</b>                               | RU-1, S-13  |
|           | <b>Proposed Environmental Determination:</b> | 15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)   |
|           | <b>Historic Status:</b>                      | PDHP Area of Secondary Importance (Herbert Hoover School Neighborhood); OCHS Rating C2+   |
|           | <b>City Council District:</b>                | CCD3  |
|           | <b>Action to be Taken:</b>                   | Pending   |
|           | <b>Finality of Decision:</b>                 | Appealable to the Planning Commission   |
|           | <b>For Further Information:</b>              | Contact Case Planner Andrea Ramirez at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a> .  |

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