

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 15, 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 seventeen (17) 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:	3257 Monterey Blvd
	Assessor's Parcel Number(s):	029 106303500
	Proposal:	New construction of a two-story, four-bedroom single-family residential facility with an approximate living area of 2,200 square feet and an attached one-car garage. The project requires a Category II Creek Protection Permit for construction approximately 105 feet from the centerline of a creek and a Tree Protection/Removal Permit to remove three protected trees on the construction site.
	Applicant:	Michael Tom (mtom@phantomarchitecture.com)
	Owner:	Cindy W. Tom, MD
	Case File Number:	PLN23162, CP23103, T2300131
	Planning Permits Required:	Regular Design Review, Category II Creek Protection Permit, Tree Removal Permit
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	15303 – New Construction or Conversion of Small Structures; 15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	CCD4
	Action to be Taken:	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 .

2.	Location:	3001 Blossom Street
	Assessor's Parcel Number(s):	026 076800100
	Proposal:	Category III Creek Protection Permit to perform right-of-way improvements within 20 ft of the top of bank of Sausal Creek. Improvements include an end-of-block stormwater treatment facility and the rehabilitation or replacement of a single catch basin.
	Applicant:	Jonathan Keim-Shenk (jshenk@sherwoodengineers.com)
	Owner:	The Blossom Street Association
	Case File Number:	CP24001
	Planning Permits Required:	Category III Creek Protection Permit
	General Plan:	RM-3
	Zoning:	Mixed Housing Type Residential
	Proposed Environmental Determination:	15301(i) – Maintenance of Stream Channels; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	CCD5
	Action to be Taken:	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 .

END