

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, March 24, 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.

1.	Location:	4901-4905 Tidewater Avenue
	Assessor's Parcel Number(s):	034 230001702 & 034 230001802
	Proposal:	To construct two greenhouses (3,597 square-feet and 13,126 square-feet) to be used for cannabis cultivation which is an outright permitted use in this zone and to merge two lots into one 62,782 square-foot lot.
	Applicant:	Minxi Liu / Urban Impression / (510) 813-3898
	Owner:	Tidewater Partners LLC
	Case File Number:	PLN21075/ CP21032
	Planning Permits Required:	Regular Design Review for non-residential construction, Parcel Map Waiver to merge two lots into one lot; and a Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 20' of an existing creek (Oakland Estuary).
	General Plan:	Estuary Policy Plan- Planned Waterfront Development 3
	Zoning:	Central Estuary District - 5 Industrial Zone (Food Industry Cluster/High St (D-CE-5). <i>Note: Per the August 5, 2026, Determination, 4901 Tidewater Avenue is not located in the Open Space Region-Serving Park Zone as a private property, and D-CE-5 is the appropriate zoning district.</i>
	Proposed Environmental Determination:	15332 – Infill Development Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property: Oakland Cultural Heritage Survey rating: X
	City Council District:	6
	Action to be Taken:	Administrative Action Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

2.	Location:	0 Claremont Avenue
	Assessor's Parcel Number(s):	048H767201800
	Proposal:	Construct a four-story, 3,304 square-foot single-family hillside house on a vacant upslope lot with two parking spaces (one attached and one tandem in the driveway).
	Applicant:	Veronica Welch (415) 806-3210
	Owner:	Lynn Warner & Matthew Bernard Trust
	Case File Number:	PLN24011
	Planning Permits Required:	Regular Design Review for residential construction; and Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction for construction less than 100 feet from the creek centerline.
	General Plan:	Hillside Residential
	Zoning:	RH-3 Zone
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; OCHS Rating: F3
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission

For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .
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3.	Location:	0 Westover Drive
	Assessor's Parcel Number(s):	048D730305900; 048D730306000
	Proposal:	Merge two lots and construct a new 7,057 square-foot, three-level single-family home.
	Applicant:	Fausto Teran & Denisse Diaz de Leon Teran
	Owner:	Fausto Teran & Denisse Diaz de Leon Teran
	Case File Number:	PLN23136
	Planning Permits Required:	Regular Design Review approval for new construction and establishment of a dwelling unit. Category III Creek Permit for construction within 100 feet of a creek (CP23084). Tree Removal Permit for the removal of three protected trees (T2300097).
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)
	Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	No Historic Rating
	City Council District:	4
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov.

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