

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, NOVEMBER 7, 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>2259 Courtland Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>032 204602300</b>
	<b>Proposal:</b>	Demolition of three existing structures and construction of a two-story, 1,087 square foot, single-family home.
	<b>Applicant:</b>	Luisa Argueta and Jose Rubio
	<b>Owner:</b>	Luisa Argueta and Jose Rubio
	<b>Case File Number:</b>	<b>PLN22067</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of single-family home; Category 4 Creek Protection Permit for demolition of buildings within 20 feet of a creek.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	Exempt: per Sections; 15303 Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not historic
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Kubilay Aaron Inanlı at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>0 Mastlands Avenue (between 2106 &amp; 2060 Mastlands)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048D-7268-002-63</b>
	<b>Proposal:</b>	Regular Design Review for a new 2,641 square foot single family home on an upsloping vacant lot. Work will utilize an existing access easement along 25 Castle Lane for access.
	<b>Applicant:</b>	Rubina Husain Family Trust, Rubina Karnad Trustee
	<b>Owner:</b>	Rubina Husain Family Trust
	<b>Case File Number:</b>	PLN21108; CP22020; T210085
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a dwelling unit; Variance for construction in the side yard setback; Category 3 Creek Permit for construction between 20 and 100 feet of a creek; and a Tree Protection Permit for construction within 10 feet of a protected tree.
	<b>General Plan:</b>	Residential Hillside
	<b>Zoning:</b>	RH-3/S-9
	<b>Environmental Determination:</b>	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	N/A
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Administrative decision
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Case Planner Manuel J. Escamilla at <b>(510) 381-0188</b> or by email at <a href="mailto:mescamilla@oaklandca.gov">mescamilla@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>0 (4110) Rettig Avenue (vacant lot between 4100 and 4120 Rettig Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>029 106903900</b>
	<b>Proposal:</b>	To construct a 2,381 square-foot, four-story single-family dwelling with a two-car garage and an 820 square foot Category 2 Accessory Dwelling Unit (ADU) on a 3,563 square-foot, upslope lot.
	<b>Applicant:</b>	Bacilia Macias (510) 929-0727
	<b>Owner:</b>	Enrique Blandon
	<b>Case File Number:</b>	<b>PLN21073/CP21031</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit and a 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.
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-1 /S-9 Zones
	<b>Environmental Determination:</b>	Section 15303 of the state CEQA Guidelines – Construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Not a historic property; vacant lot
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Heather Klein at <b>(510) 238-3659</b> or by email at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a>

<b>.</b>	<b>Location:</b>	<b>0 Potter St, (2460 Potter Street)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>036 242702200</b>
	<b>Proposal:</b>	To construct a 1,971 square-foot single family dwelling on a 4,550 square foot, vacant lot.
	<b>Applicant:</b>	Chung Ho Kwong
	<b>Owner:</b>	Ben Wei Chen and Jiatong Zhao
	<b>Case File Number:</b>	<b>PLN21176</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>	Section 15303 of the state CEQA Guidelines- Construction of small structures and Section 15183 - Projects consistent with a community plan, general plan or zoning (assuming exempt)
	<b>Historic Status:</b>	Not a historic property; vacant lot
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Daniel Skolnick at <b>818-621-7994</b> or by email at <a href="mailto:dskolnick@interwestgrp.com">dskolnick@interwestgrp.com</a>

<b>5.</b>	<b>Location:</b>	<b>250 Cross Road</b>
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<b>Assessor's Parcel Number(s):</b>	<b>048A710503900</b>
<b>Proposal:</b>	To construct a two-story, 2,565 square foot, single-family residence with an attached, two-car garage on a vacant lot.
<b>Applicant:</b>	Lise Thogersen
<b>Owner:</b>	BossLadies LLC
<b>Case File Number:</b>	<b>PLN22021</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-1 Zone
<b>Environmental Determination:</b>	Section 15303(a) of the state CEQA Guidelines- Construction of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
<b>Historic Status:</b>	Not a historic property; vacant lot
<b>City Council District:</b>	1
<b>Action to be Taken:</b>	Pending
<b>Finality of Decision:</b>	Appealable to Planning Commission
<b>For Further Information:</b>	Contact Case Planner Samuel Becker at <b>(561) 452-9907</b> or by email at <a href="mailto:sbecker@interwestgrp.com">sbecker@interwestgrp.com</a>

***“END”***