

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 period¹:

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.

¹ 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.

1.	Location:	2259 Courtland Avenue
	Assessor's Parcel Number(s):	032 204602300
	Proposal:	Demolition of three existing structures and construction of a two-story, 1,087 square foot, single-family home.
	Applicant:	Luisa Argueta and Jose Rubio
	Owner:	Luisa Argueta and Jose Rubio
	Case File Number:	PLN22067
	Planning Permits Required:	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.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	Exempt: per Sections; 15303 Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not historic
	City Council District:	5
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron Inanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

2.	Location:	0 Mastlands Avenue (between 2106 & 2060 Mastlands)
	Assessor's Parcel Number(s):	048D-7268-002-63
	Proposal:	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.
	Applicant:	Rubina Husain Family Trust, Rubina Karnad Trustee
	Owner:	Rubina Husain Family Trust
	Case File Number:	PLN21108; CP22020; T210085
	Planning Permits Required:	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.
	General Plan:	Residential Hillside
	Zoning:	RH-3/S-9
	Environmental Determination:	15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	N/A
	City Council District:	4
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

3.	Location:	9957 Empire Road
	Assessor's Parcel Number(s):	045 532002202
	Proposal:	Creek permit associated with construction of 779 square foot, Category 2 Accessory Dwelling Unit behind the primary house.
	Applicant:	Denise Rozporka (408) 458-0814
	Owner:	Julio and Sally Martinez
	Case File Number:	CP22021
	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- 1 Zone
	Environmental Determination:	Section 15333 of the State CEQA Guidelines - Small Habitat Restoration Project; Section 15183 - Projects consistent with a community plan, general plan or zoning (assuming exempt)
	Historic Status:	Area of Secondary Importance (Columbian Gardens) OCHA rating D3
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission's Residential Appeals Committee
	For Further Information:	Contact Case Planer Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov

4.	Location:	0 (4110) Rettig Avenue (vacant lot between 4100 and 4120 Rettig Avenue
	Assessor's Parcel Number(s):	029 106903900
	Proposal:	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.
	Applicant:	Bacilia Macias (510) 929-0727
	Owner:	Enrique Blandon
	Case File Number:	PLN21073/CP21031
	Planning Permits Required:	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.
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 /S-9 Zones
	Environmental Determination:	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)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	Action to be Taken:	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

5.	Location:	0 Potter St, (2460 Potter Street)
	Assessor's Parcel Number(s):	036 242702200
	Proposal:	To construct a 1,971 square-foot single family dwelling on a 4,550 square foot, vacant lot.
	Applicant:	Chung Ho Kwong
	Owner:	Ben Wei Chen and Jiatong Zhao
	Case File Number:	PLN21176
	Planning Permits Required:	Regular Design Review for a new dwelling unit
	General Plan:	Detached Unit Residential
	Zoning:	RD-2 Zone
	Environmental Determination:	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)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Daniel Skolnick at 818-621-7994 or by email at dskolnick@interwestgrp.com

6.	Location:	250 Cross Road
	Assessor's Parcel Number(s):	048A710503900
	Proposal:	To construct a two-story, 2,565 square foot, single-family residence with an attached, two-car garage on a vacant lot.
	Applicant:	Lise Thogersen
	Owner:	BossLadies LLC
	Case File Number:	PLN22021
	Planning Permits Required:	Regular Design Review for a new dwelling unit
	General Plan:	Detached Unit Residential
	Zoning:	RD-1 Zone
	Environmental Determination:	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)
	Historic Status:	Not a historic property; vacant lot
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Samuel Becker at (561) 452-9907 or by email at sbecker@interwestgrp.com

“END”