

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, September 25, 2023**

**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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<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>2119 34<sup>th</sup> Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>027 088103508</b>
	<b>Proposal:</b>	To construct a 3,320 square-foot, two-story (with an attic) duplex replacing the fire-damaged single-family dwelling which has since been demolished.
	<b>Applicant:</b>	Yates Jangid / (925) 237-7244
	<b>Owner:</b>	Ha Ly
	<b>Case File Number:</b>	<b>PLN21133</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a duplex; and Minor Conditional Use Permit to allow for re-establishment of the building's previously existing non-conforming setbacks.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2 Zone
	<b>Proposed Environmental Determination:</b>	Section 15303 of 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>	No; Vacant Lot
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact <b>Heather Klein</b> at (510) 238-3659 or <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a> on behalf of Case Planner <b>Linda Morton</b>

<b>2.</b>	<b>Location:</b>	<b>4108 Allendale Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>032 205601900</b>
	<b>Proposal:</b>	Development of a second one-family residential facility to the rear yard of an existing one-family residential facility as permitted by the RM-3 Zone.
	<b>Applicant:</b>	Maria Campos, KLC Consulting Engineers & Architects, Inc. (510) 232-0300
	<b>Owner:</b>	Quyen Pham
	<b>Case File Number:</b>	<b>PLN23086</b>
	<b>Planning Permits Required:</b>	Design Review
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-3
	<b>Proposed Environmental Determination:</b>	15303(a) – New construction of small structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	D3, Minor Importance, not in a historic district
	<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 <b>Alexia Rotberg</b> at (510) 418-8534 or by email at <a href="mailto:arotberg@oaklandca.gov">arotberg@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>1901 Asilomar Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048E733700500</b>
	<b>Proposal:</b>	Remodel of existing home that includes 181 square feet of lower-level additions, a one-bedroom Accessory Dwelling Unit conversion and a new 995 square foot upper-level.
	<b>Applicant:</b>	Cynthia Sterry
	<b>Owner:</b>	Bhavi Saklecha
	<b>Case File Number:</b>	<b>PLN23090</b>
	<b>Planning Permits Required:</b>	Regular Design review for new residential addition over 1,000 square feet.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	Not Historic
	<b>City Council District:</b>	4
	<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 <b>Kubilay Aaron İnanlı</b> at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>4</b>	<b>Location:</b>	<b>7014 Hamilton Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>041 413303400</b>
	<b>Proposal:</b>	Construct a new new one-story single-family home with approximately 1405 square feet of living space with an attached two car garage on a vacant lot
	<b>Applicant:</b>	Fred and Sherri Mackay (510) 773-3436
	<b>Owner:</b>	Fred and Sherri Mackay
	<b>Case File Number:</b>	<b>PLN21136</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD-2
	<b>Proposed Environmental Determination:</b>	Exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15303 Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	CCD7
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Andrea Ramirez</b> at <b>(510) 238-6966</b> or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

**“END”**