

APPLICATIONS ON FILE
September 17, 2021

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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, SEPTEMBER 27, 2021

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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:	0 Trestle Glen Road. vacant lot adjacent to 1687 Trestle Glen Road.
	Assessor's Parcel Number(s):	024-0608-013-00 & 024-0608-014-00 & 024-0608-15
	Proposal:	To construct a new 2,578 square feet single-family dwelling with two car-garage on an upslope vacant lot; merge three lots into two lots.
	Applicant:	John Newton Architecture Design (510) 847-4108
	Owner:	Hirst Shafter Construction & Dev., Inc.
	Case File Number:	PLN21077
	Planning Permits Required:	Regular Design Review to construct a single-family dwelling; Parcel Map Waiver to merge three lots into two lots.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Zone.
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15315, merge three lots into two lots. Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Vacant lot (Area of Secondary Importance Trestle Glen/Lakeshore.)
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov

2.	Location:	0 Trestle Glen Road. vacant lot adjacent to 1687 Trestle Glen
	Assessor's Parcel Number(s):	024-0608-013-00 & 024-0608-014-00 & 024-0608-15
	Proposal:	To construct a new 2,589 square feet single-family dwelling with two car-garage on an upslope vacant lot; merge three lots into two lots.
	Applicant:	John Newton Architecture Design (510) 847-4108
	Owner:	Hirst Shafter Construction & Dev., Inc.
	Case File Number:	PLN21077
	Planning Permits Required:	Regular Design Review to construct a single-family dwelling; Parcel Map Waiver to merge three lots into two lots.
	General Plan:	Detached Unit Residential.
	Zoning:	RD-1 Zone.
	Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15315, merge three lots into two lots. Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Vacant lot (Area of Secondary Importance Trestle Glen/Lakeshore.)
	City Council District:	2
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jason Madani at (510) 238-4790 or by email at jmadani@oaklandca.gov

3.	Location:	1030 24th Street
	Assessor's Parcel Number(s):	005 -0434-023-00
	Proposal:	Construction of a two-story detached single-family residence on a vacant parcel.
	Applicant:	Cheryl Lima (510) 915-2242
	Owner:	Henry & Anthea Chung
	Case File Number:	PLN21099
	Planning Permits Required:	Regular Design Review for the construction of detached single-family residence.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential 2 Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities; Section 15303 of the State CEQA Guidelines; New Construction of Small Structures; Section 15183 of the State CEQA Guidelines; Projects Consistent with a Community Plan, General Plan or Zoning.
	Historic Status:	Area of Secondary Importance (McClymonds Neighborhood); Not A Potentially Designated Historic Property (PDHP): OCHS: Vacant Lot
	Action to be Taken	Pending
	City Council District:	3
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Jose M. Herrera-Preza at (510) 238-3808 or by email at jherrera@oaklandca.gov .

4.	Location:	907 Willow Street
	Assessor's Parcel Number:	006-0023-019-00
	Proposal:	To construct a two-story, 1,110 square-foot single-family home with an 800 square-foot Category 2 ADU on the second floor on a vacant lot.
	Applicant:	Thomas Biggs/Biggs Group (510) 757-6131
	Owner:	Yikaalo Gebreselassie
	Case File Number:	PLN21080
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	The project is in the Oakland Point Area of Primary Importance (API)
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov

5.	Location:	0 9th Street
	Assessor's Parcel Number:	004-0091-012-00
	Proposal:	To construct a two-story 2,656 square foot single-family home with an attached two-car garage on a vacant lot.
	Applicant:	Maxwell Beaumont (510) 384-3066
	Owner:	V19 Investments, LLC
	Case File Number:	PLN20175
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit; and Tree Removal and Protection Permit to remove three protected trees and protect one 36-inch tree within ten feet of construction (T2000108)
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	The project is in the Oakland Point Area of Primary Importance (API)
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Brittany Lenoir at (510) 238-4977 or by email at blenoir@oaklandca.gov

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