

**APPLICATIONS ON FILE**  
**March 18, 2022**

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

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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, MARCH 28, 2022**

**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 r 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.

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| <b>1.</b> | <b>Location:</b>                    | <b>1942 48<sup>th</sup> Avenue</b>  |
|           | <b>Assessor's Parcel Number(s):</b> | <b>035 238301700</b>  |
|           | <b>Proposal:</b>                    | For the replacement of a demolished single-family dwelling and construction of a two-unit residential facility on an existing approximately 10,626 sq. ft. lot. |
|           | <b>Applicant:</b>                   | Bill Wong (510) 717-2228  |
|           | <b>Owner:</b>                       | Michael Duong   |
|           | <b>Case File Number:</b>            | <b>PLN19293</b>   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new construction of two dwelling units  |
|           | <b>General Plan:</b>                | Mixed Housing Type Residential  |
|           | <b>Zoning:</b>                      | RM-3 Zone   |
|           | <b>Environmental Determination:</b> | 15303-New Construction or Conversion 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>       | 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, <b>Gregory Qwan</b> at <b>(510) 238-2958</b> or by email at <a href="mailto:gqwan@oaklandca.gov">gqwan@oaklandca.gov</a>                  |

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| <b>2.</b> | <b>Location:</b>                    | <b>4452 Mattis Court</b>   |
|           | <b>Assessor's Parcel Number(s):</b> | <b>037 25300310031</b>   |
|           | <b>Proposal:</b>                    | To construct a 3,020 square-foot, single-family dwelling and an 850 square foot attached Accessory Dwelling Unit with a two-car-garage on a 51% down-sloped vacant lot <i>Note: This is a re-notice of the project to include a Minor Variance as described below.</i> |
|           | <b>Applicant:</b>                   | John Newton (510) 847-4108   |
|           | <b>Owner:</b>                       | Rogelio Barrera  |
|           | <b>Case File Number:</b>            | <b>PLN21210</b>  |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new residential construction: and Minor Variance to locate the driveway 2' and 6' away from the adjacent driveways where 10' is required.  |
|           | <b>General Plan:</b>                | Detached Unit Residential  |
|           | <b>Zoning:</b>                      | RD-1 Zone  |
|           | <b>Environmental Determination:</b> | Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning.  |
|           | <b>Historic Status:</b>             | 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, <b>Jason Madani</b> at <b>(510) 238-4790</b> or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a>   |

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| <b>3.</b> | <b>Location:</b>                    | <b>0 Hillmont Drive (vacant lot adjacent to 7708 Hillmont Drive)</b>  |
|           | <b>Assessor's Parcel Number(s):</b> | <b>040A342604300</b>  |
|           | <b>Proposal:</b>                    | To construct a 2,764 square-foot single-family dwelling and a 926 square-foot detached Accessory Dwelling Unit (ADU) with a two-car-garage on an up-sloped lot.   |
|           | <b>Applicant:</b>                   | Heien HA (510) 512-8315   |
|           | <b>Owner:</b>                       | P.H. Western  |
|           | <b>Case File Number:</b>            | <b>PLN21021</b>   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new residential construction  |
|           | <b>General Plan:</b>                | Detached Unit Residential   |
|           | <b>Zoning:</b>                      | RD-1 Zone   |
|           | <b>Environmental Determination:</b> | Exempt, Section 15303 (a) of the State CEQA Guidelines; new construction of single-family dwelling; Exempt Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning. |
|           | <b>Historic Status:</b>             | Vacant lot  |
|           | <b>City Council District:</b>       | 6   |
|           | <b>Action to be Taken:</b>          | Pending   |
|           | <b>Finality of Decision:</b>        | Appealable to Planning Commission   |
|           | <b>For Further Information:</b>     | Contact Case Planner, <b>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a>   |

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| <b>4.</b> | <b>Location:</b>                    | <b>3453 Birdsall Avenue</b>   |
|           | <b>Assessor's Parcel Number(s):</b> | <b>036 250003900</b>  |
|           | <b>Proposal:</b>                    | To construct a 672 square-foot, second-story addition and a 134 square foot, second-story deck to a 1,724 square-foot single-family dwelling.         |
|           | <b>Applicant:</b>                   | Baird Wheatley (706) 201 5953   |
|           | <b>Owner:</b>                       | Guthrie Fleischman & Jamedra Brown  |
|           | <b>Case File Number:</b>            | <b>PLN21232</b>   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for an upper story rear addition and Minor Variance for 28 square feet of the addition within the rear yard setback.            |
|           | <b>General Plan:</b>                | Detached Unit Residential   |
|           | <b>Zoning:</b>                      | Detached Unit Residential - 1 (RD-1) Zone   |
|           | <b>Environmental Determination:</b> | CEQA Guidelines Section 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt) |
|           | <b>Historic Status:</b>             | Not a historic property; Oakland Cultural Heritage Rating: D3   |
|           | <b>City Council District:</b>       | 6   |
|           | <b>Action to be Taken:</b>          | Pending   |
|           | <b>Finality of Decision:</b>        | Appealable to Planning Commission   |
|           | <b>For Further Information:</b>     | Contact Case Planner, <b>Heather Klein</b> at (510) 238-3659 or by email at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a>            |

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| <b>5.</b> | <b>Location:</b>                    | <b>2401 Adeline Street and 1164 24<sup>th</sup> Street</b>   |
|           | <b>Assessor's Parcel Number(s):</b> | <b>005-043701100 &amp; 005-043701200</b>   |
|           | <b>Proposal:</b>                    | Demolition of an existing liquor store and two residential units to construct a three story, 18-unit multi-family building, including two very low-income affordable units and 1,220 square foot of ground floor commercial space. Project is requesting one concession per the State Density Bonus Law to reduce the rear yard setback from 10'-0" to 6'-11 & 3'-10" and a waiver to reduce parking from 19 to 13 spaces. |
|           | <b>Applicant:</b>                   | Sonia Trujillo / Studio KDA (510) 841-3555   |
|           | <b>Owner:</b>                       | Abdel K Hassen (510) 774-5214  |
|           | <b>Case File Number:</b>            | <b>PLN21236/ T2100175</b>  |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for new construction, Minor Conditional Use Permit to construct a multi-family dwelling in the HBX-4 zone and a Parcel Map Waiver to merge two lots into one.  |
|           | <b>General Plan:</b>                | Housing and Business Mix   |
|           | <b>Zoning:</b>                      | HBX-4  |
|           | <b>Environmental Determination:</b> | Exempt 15332 – In-fill Development and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning  |
|           | <b>Historic Status:</b>             | Potential Designated Historic Property rated Ec3 by the Oakland Cultural Heritage Survey.  |
|           | <b>City Council District:</b>       | 3  |
|           | <b>Action to be Taken:</b>          | Pending  |
|           | <b>Finality of Decision:</b>        | Appealable to Planning Commission  |
|           | <b>For Further Information:</b>     | Contact Case Planner, <b>Eva Wu</b> at <b>(510) 238-3785</b> or by email at <a href="mailto:ewu@oaklandca.gov">ewu@oaklandca.gov</a>   |

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| <b>6.</b> | <b>Location:</b>                    | <b>4277 Mountain View Avenue</b>   |
|           | <b>Assessor's Parcel Number(s):</b> | <b>037 268601401</b>   |
|           | <b>Proposal:</b>                    | To construct a 1,304 square-foot one-story building addition to the rear an existing 2,113 square-foot single-family residence on a down sloping hillside lot, and to protect an adjacent creek. |
|           | <b>Applicant:</b>                   | Jarvis Moore (510) 219-3633  |
|           | <b>Owner:</b>                       | Karla B. Rush  |
|           | <b>Case File Number:</b>            | <b>PLN21155 (CP21062)</b>  |
|           | <b>Planning Permits Required:</b>   | Regular Design Review for residential addition over 1,000 square feet in the RH-3 Zone and S-9 Overlay Zone; and CAT-XX Creek Protection Permit  |
|           | <b>General Plan:</b>                | Hillside Residential   |
|           | <b>Zoning:</b>                      | RH-3 Hillside Residential and S-9 Fire Safety Protection Combining Zone  |
|           | <b>Environmental Determination:</b> | 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning  |
|           | <b>Historic Status:</b>             | x  |
|           | <b>City Council District:</b>       | 6  |
|           | <b>Action to be Taken:</b>          | pending  |
|           | <b>Finality of Decision:</b>        | Appealable to Planning Commission  |
|           | <b>For Further Information:</b>     | Contact Case Planner, <b>Rebecca Wysong</b> at <b>(510) 238-3123</b> or by email at <a href="mailto:rwysong@oaklandca.gov">rwysong@oaklandca.gov</a>   |

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| <b>7.</b> | <b>Location:</b>                    | <b>6885 Elverton Drive</b>  |
|           | <b>Assessor's Parcel Number(s):</b> | <b>048G 744702608</b>   |
|           | <b>Proposal:</b>                    | To expand rear deck at existing single-family dwelling.   |
|           | <b>Applicant:</b>                   | Ron Jones (415) 568-3832  |
|           | <b>Owner:</b>                       | Damaune & Katrina Journey   |
|           | <b>Case File Number:</b>            | <b>PLN21123</b>   |
|           | <b>Planning Permits Required:</b>   | Regular Design Review to expand existing rear deck; and Minor Variance to allow the deck height (from grade to the top of the railing) to be 45-feet, where 40-feet is maximum allowed. |
|           | <b>General Plan:</b>                | Hillside Residential  |
|           | <b>Zoning:</b>                      | RH-3 Hillside Residential; S-9 Fire Safety Protection Combining Zone; S-11 Site Development and Design Review Combining Zone  |
|           | <b>Environmental Determination:</b> | 15301 – Existing Facilities; 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>          | pending   |
|           | <b>Finality of Decision:</b>        | Appealable to Planning Commission   |
|           | <b>For Further Information:</b>     | Contact Case Planner, <b>Rebecca Wysong</b> at <b>(510) 238-3123</b> or by email at <a href="mailto:rwysong@oaklandca.gov">rwysong@oaklandca.gov</a>                                    |

**“END”**