

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, May 15, 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>0 Thorndale Drive</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048G744303200, 048G744303300, 048G744303400, 048G744303500, 048G744303600, 048G744303700, 048G744303800, 048G744306101</b>
	<b>Proposal:</b>	To merge eight parcels of land into one parcel with a total lot area of 71,399 square-feet.
	<b>Applicant:</b>	Katlyn Diaz
	<b>Owner:</b>	Katlyn and Alex Diaz
	<b>Case File Number:</b>	<b>PLN23006</b>
	<b>Planning Permits Required:</b>	Tentative Parcel Map merger of five or more lots
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4 / S-9 Zones
	<b>Environmental Determination:</b>	Section 15305 of State CEQA Guidelines: Minor alterations in land use limitations; and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Vacant Lots
	<b>City Council District:</b>	4
	<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>Linda Morton</b> at (510) 238-4977 or by email at <a href="mailto:lmorton@oaklandca.gov">lmorton@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>15435 Skyline Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048 629807800</b>
	<b>Proposal:</b>	To construct a two-story, 2,800 sq. ft., single-family residence with a 472 sq. ft. attached, two-car garage and a 798 sq. ft. deck on a vacant lot
	<b>Applicant:</b>	Tuong Tran
	<b>Owner:</b>	Green Realm Investment Properties LLC.
	<b>Case File Number:</b>	<b>PLN22141</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4 Zone
	<b>Environmental Determination:</b>	Section 15303(a) of the state CEQA Guidelines- New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCHS rating: F3; vacant lot
	<b>City Council District:</b>	7
	<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>Jana Wismer</b> at (341) 203-1653 or by email at <a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a>

<b>3.</b>	<b>Location:</b>	<b>15735 Skyline Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048 629807900</b>
	<b>Proposal:</b>	To construct a two-story, 2,800 sq. ft., single-family residence with a 472 sq. ft. attached, two-car garage and a 798 sq. ft. deck on a vacant lot
	<b>Applicant:</b>	Tuong Tran
	<b>Owner:</b>	Green Realm Investment Properties LLC.
	<b>Case File Number:</b>	<b>PLN22140</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4 Zone
	<b>Environmental Determination:</b>	Section 15303(a) of the state CEQA Guidelines- New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	OCHS rating: F3; vacant lot
	<b>City Council District:</b>	7
	<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>Jana Wismer</b> at (341) 203-1653 or by email at <a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a>

<b>4.</b>	<b>Location:</b>	<b>1750 35<sup>th</sup> Avenue (interior lot with frontage also on Foothill Boulevard)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>033 212800300</b>
	<b>Proposal:</b>	To construct four, two-story, approximately 2,230 square-foot attached townhomes on a 6,000 square-foot lot. Two townhomes will front on 35 <sup>th</sup> Avenue and two will front on Foothill Boulevard.
	<b>Applicant:</b>	Jose Valdez (510) 910-2875
	<b>Owner:</b>	Hector and Maria Jauregui
	<b>Case File Number:</b>	<b>PLN21122</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new dwelling units
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	RU-5 Zone
	<b>Environmental Determination:</b>	Section 15303 – New Construction or Conversion of Small Structures ; and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Vacant Lot; Previous building rated Dc3 by the OCHS
	<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 Case Planner <b>Heather Klein</b> at (510) 238-3659 or by email at <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a>

**“END”**