

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 17-day public comment period:

MONDAY, September 8, 2025

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.

1.	Location:	7627 Sunkist Drive
	Assessor's Parcel Number(s):	040A342601000
	Proposal:	Construction of a new 3,315 square foot, two-story single-family dwelling on a downsloped lot.
	Applicant:	Bernadette Alexander
	Owner:	Sebastian Gauthier
	Case File Number:	PLN25042/T2500031
	Planning Permits Required:	Regular Design Review for the construction of a new home, Tree Protection Permit for the protection of two protected trees within 10 feet of construction. (T2500031)
	General Plan:	Detached Unit Residential
	Zoning:	Detached Unit Residential (RD)
	Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	X – Not a PDHP
	City Council District:	6
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov.

2.	Location:	0 Arrowhead Drive
	Assessor's Parcel Number(s):	048E 732103801
	Proposal:	To construct a new 4,454 square-foot single-family dwelling with attached garage and accessory dwelling unit on a vacant upslope lot.
	Applicant:	Danny Cao/Collaborative Design Studio
	Owner:	YZW Construction Inc.
	Case File Number:	PLN24130
	Planning Permits Required:	Regular Design Review for new construction of a single-family dwelling
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 3 (RH-3)/S-9 Fire Safety Protection Combining/S-10 Scenic Route Combining/S-11 Site Development and Design Review Combining Zones
	Proposed Environmental Determination:	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.
	Historic Status:	Not a historic property; vacant lot
	City Council District:	4
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

3.	Location:	0 Balsam Way
	Assessor's Parcel Number(s):	048G 743201900

Proposal:	To construct a new 4,880 square-foot single-family home with an attached three-car garage on a vacant upslope lot.
Applicant:	Hui Kuang Luo
Owner:	Luo Hui K & Yang Jinglan
Case File Number:	PLN22055
Planning Permits Required:	Regular Design Review approval for the new construction of a single-family home and a Conditional Use Permit for a shared access facility.
General Plan:	Hillside Residential
Zoning:	Hillside Residential – 4 (RH-4)/S-9 Fire Safety Protection Combining/S-11 Site Development and Design Review Combining Zones
Proposed Environmental Determination:	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.
Historic Status:	Not a historic property; vacant lot
City Council District:	4
Action to be Taken:	Administrative decision pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

4. Location:	0 Balsam Way
Assessor's Parcel Number(s):	048G 743202000
Proposal:	To construct a new 4,923 square-foot single-family home with attached three-car garage on a vacant upslope lot
Applicant:	Antonio Luo
Owner:	Antonio Luo
Case File Number:	PLN22056
Planning Permits Required:	Regular Design Review approval for the new construction of a single-family home and Conditional Use Permit for a shared driveway access facility
General Plan:	Hillside Residential
Zoning:	Hillside Residential – 4 (RH-4)/S-9 Fire Safety Protection Combining/S-11 Site Development and Design Review Combining Zones
Proposed Environmental Determination:	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
Historic Status:	Not a historic property; vacant lot
City Council District:	4
Action to be Taken:	Administrative decision pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

END