

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, August 4, 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:	1076 59th Street
	Assessor's Parcel Number(s):	015 133600500
	Proposal:	Proposed subdivision of one parcel with one existing single-family home and one existing duplex into two parcels between the buildings.
	Applicant:	Shiloe Bear / Apollo Permits / (415) 914-5475
	Owner:	Anil Bhushan & Petra Luber
	Case File Number:	PLN25036
	Planning Permits Required:	Tentative Parcel Map for subdivision of one lot into two, Minor Conditional Use Permit for subdivision of property between existing buildings with a waiver of side yard setback requirement.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Proposed Environmental Determination:	Section 15315 – Minor Land Division and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Local Register Property, Potential Designated Historic Property, Oakland Cultural Heritage Survey rating: B+2+, Area of Secondary Importance [Golden Gate Residential]
	City Council District:	District 1
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jamila Selby at (510) 238-2949 or by email at jsselby@oaklandca.gov

2.	Location:	5000 MacArthur Blvd (Mills College at Northeastern University campus)
	Assessor's Parcel Number(s):	037A270102903
	Proposal:	Category III Creek Protection Permit related to the construction of a new 512-square-foot trash enclosure, underground grease interceptor and a 116-square-foot extension to an existing utility enclosure associated with Founders Commons. The project includes earthwork involving 62 cubic yards of material located 98 feet from the creek centerline. Creek protection measures would include the installation of fiber rolls around the area of disturbance, silt fencing, inlet protection, and sediment and erosion control measures. This proposed Creek Permit would supersede a Category II Creek Protection Permit issued for a different project scope (CP25029).
	Applicant:	John Trevor / Reuben, Junius & Rose, LLP
	Owner:	Mills College at Northeastern University
	Case File Number:	CP25046 and T2500048
	Planning Permits Required:	Creek Protection Permit Category III per OMC Section 13.16 for construction located between 20 and 100 feet from a creek and a tree protection permit for construction within ten feet of eight protected trees. These permits are related to a Design Review Exemption (DRX250837) required for the construction of the proposed improvements.
	General Plan:	Institutional
	Zoning:	Mixed Housing Type Residential Zone (RM-3)

Proposed Environmental Determination:	The proposal is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – New Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	The Oakland Cultural Heritage Survey rates the building F1-, and the site is a non-contributor to the Mills College Area of Primary Importance.
City Council District:	6
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Audrey Lieberworth at (510) 238-6317 or by email at ALieberworth@oaklandca.gov .

3. Location:	0 Shepherd Canyon Road
Assessor's Parcel Number(s):	048E732501703
Proposal:	Construct a three-story, 3,259 square-foot, single-family home with an attached Accessory Dwelling Unit.
Applicant:	Priit Newlin
Owner:	Priit Newlin
Case File Number:	PLN24112
Planning Permits Required:	Regular Design Review approval for new construction and establishment of a dwelling unit.
General Plan:	Hillside Residential
Zoning:	Hillside Residential- 3 Zone (RH-3) Zone, S-9 Fire Safety Protection Combining Zone, and S-10 Scenic Route Combining Zone
Proposed Environmental Determination:	Exempt from environmental review under the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15303 – New Construction or Conversion of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
Historic Status:	No historic rating
City Council District:	4
Action to be Taken:	Administrative decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Contract Planner Ami Upadhyay at (916) 525-8246 or by email at aupadhyay@interwestgrp.com

END