

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, December 1, 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:	770 Canyon Oaks Drive
	Assessor's Parcel Number(s):	037A316112000
	Proposal:	Creek Protection Permit Category III related to the construction of an 85 square foot ground floor addition and 34 square foot upper level addition, along with an interior chimney removal (exterior enclosure to remain) and door and window additions/replacements. The proposed area of work is located 60 feet away from an open drainage ditch that feeds into a downstream creek located over 100 feet away. The project involves no earthwork and creek protection measures will include maintaining a 50-foot buffer from the storm drain, reinforced with fencing, signage, and controlled work zones, while ensuring all debris, materials, and stockpiles stay outside this buffer, along with covered waste containment, daily cleanup, and no outdoor washing or discharge.
	Applicant:	Benjamin Wanzo (510) 714-5835
	Owner:	COMMON AREA OF POR TR 5740 103 THRU 119
	Case File Number:	CP25081 (related to DRX251530)
	Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to exterior construction within 100' of an open storm drain and consideration of a downgrade to Category II due to the project's unlikely adverse impact to the creek, based on the project design, distance, lack of earthwork, and creek protection measures,
	General Plan:	Mixed Housing Type Residential.
	Zoning:	RM-3 Zone
	Proposed Environmental Determination:	15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Rating F3
	City Council District:	CCD6
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Martine Kushner at (510) 238-3944 or by email at mkushner@oaklandca.gov .

2.	Location:	3942 Magee Avenue
	Assessor's Parcel Number(s):	30-1905-33
	Proposal:	Creek Protection Permit Category III related to the construction of a single-story rear addition adding 192 square feet to the back of the house. The addition would be located 61' away from the centerline of the creek and 25' from the top of the creek bank. The Creek Protection Plan is already implemented and includes rock and native plants. A 48" high wood fence separates the house and active yard from the creek slope.
	Applicant:	Daniel Hoyle
	Owner:	Daniel Hoyle
	Case File Number:	CP25065 (related to DRX251274)
	Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100 feet from the centerline of the creek and consideration of a downgrade to Category II due to the project's unlikely significant adverse impact to the creek, based on the project design, and creek protection measures.
	General Plan:	Detached Unit Residential.
	Zoning:	RD Zone

Proposed Environmental Determination:	15301-Existing Facilities; and 15183-Projects Consistent with a Community Plan, General Plan, or Zoning.
Historic Status:	OCHS; Rating D3
City Council District:	4
Action to be Taken:	Pending
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Case Planner Rebecca Lind at (510) 238-3472 or by email at rlind@oaklandca.gov .

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