

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, March 16, 2026**

**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.

<b>1.</b>	<b>Location:</b>	<b>3641 Dimond Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>029A130100500</b>
	<b>Proposal:</b>	To subdivide the parcel into two; construct a 2.5-story single-family home with attached Category Accessory Dwelling Unit and utility room below it in front of existing single-family home, and create a shared access easement over the existing driveway.
	<b>Applicant:</b>	Lisa Trujillo of Jarvis Architects / 510-654-6755
	<b>Owner:</b>	Michael Meehan and Mikayla McVey
	<b>Case File Number:</b>	<b>PLN25100</b>
	<b>Planning Permits Required:</b>	Tentative Parcel Map to subdivide the parcel into two lots, Regular Design Review for new residential construction, Minor Conditional Use Permit for a Shared Access Facility, and Category II Creek Protection Permit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-4, S-13 Zones
	<b>Proposed Environmental Determination:</b>	Section 15315 – Minor Land Divisions, Section 15303 – Construction of Small Structures, Section 15301(i) – Maintenance of stream channel, and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Potentially Designated Historic Property with an Oakland Cultural Heritage Survey Rating of C3
	<b>City Council District:</b>	District 4
	<b>Action to be Taken:</b>	Administrative Decision Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner Jamila Selby at (510) 238-2949 or by email at <a href="mailto:jselby@oaklandca.gov">jselby@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>6388 Thornhill Drive</b>
	<b>Assessor's Parcel Number(s):</b>	048F737901000
	<b>Proposal:</b>	To construct a 2-story addition to the rear of a single-family dwelling and a rear yard deck within 20 feet of the Temescal Creek top of bank. The proposed creek protection measures include stiff tarp placement over the exposed portion of the channel during construction, sweeping and removing debris from the construction area, and covering construction debris and materials, storing it away from creek.
	<b>Applicant:</b>	Joaquin Quilez-Marin
	<b>Owner:</b>	Mathew & Caroline Frierman
	<b>Case File Number:</b>	<b>CP25064</b>
	<b>Planning Permits Required:</b>	Category IV Creek Protection Permit, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to exterior construction within 20' of a creek
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4

<b>Proposed Environmental Determination:</b>	15301(i) - Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
<b>Historic Status:</b>	Not a Potentially Designated Historic Property; Oakland Cultural Heritage Survey Rating: F3
<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 Andrea Ramirez at (510) 238-6966 or by email at <a href="mailto:aramirez2@oaklandca.gov">aramirez2@oaklandca.gov</a>

<b>3. Location:</b>	4315, 4365,4368 Lincoln Ave.
<b>Assessor’s Parcel Number(s):</b>	APN 29A-1367-4-4,29A-1367-1-14, and 29-1009-6
<b>Proposal:</b>	Increase in the Building #9 footprint from 6,952 square feet to 7,866 square feet (914 sq ft addition) and interior remodel, new skylights and entry trellis/portico. The proposal is consistent with and within the allowances of the Head Royce School Planned Unit Development, case file PLN18532.
<b>Applicant:</b>	Erik Chan Bay 9 Architects
<b>Owner:</b>	Head Royce School
<b>Case File Number:</b>	<b>DET260019</b>
<b>Planning Permits Required:</b>	Zoning Manager Determination
<b>General Plan:</b>	Institutional; Hillside Residential
<b>Zoning:</b>	RD-1; RH-4
<b>Proposed Environmental Determination:</b>	Prior environmental document. Head Royce School Planned Unit Development (PUD) Project SCH #2019029032
<b>Historic Status:</b>	PDHP C-3
<b>City Council District:</b>	4
<b>Action to be Taken:</b>	Minor change to Final Development Plan Head Royce School PLN18532F01.
<b>Finality of Decision:</b>	Appealable to Planning Commission
<b>For Further Information:</b>	Contact Case Planner Rebecca Lind at (510) 672-1474 or by email at <a href="mailto:rlind@oaklandca.gov">rlind@oaklandca.gov</a> .

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