

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, June 29, 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.

1.	Location:	4045 Whittle Ave
	Assessor's Parcel Number(s):	029A130800602
	Proposal:	<i>Category III creek permit for construction of an additional 88 sq. ft. of new ground floor area for a bedroom and bathroom, and basement underneath; 120 sq. ft. rear deck located 5'3" off grade resulting in 1,829 sq. ft. of floor area and an interior remodel to an existing single-family dwelling with exterior finishes to match existing exterior located 45-50' from top of creek bank.</i>
	Applicant:	Kristen Sidell 510-984-0904
	Owner:	Haley M Pollack & Michael D Lukas
	Case File Number:	CP26033
	Planning Permits Required:	Creek Permit Category III for construction less than 100 feet from creek
	General Plan:	Detached Unit Residential
	Zoning:	RD / S-13 Zone
	Proposed Environmental Determination:	Sections 15301(i) – Maintenance of Stream Channels and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property; OCHS Rating: X
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

2.	Location:	2045 Harrington Avenue
	Assessor's Parcel Number(s):	032 208401200
	Proposal:	Category III Creek Protection Permit Category III related to a 292 square foot rear addition to an existing single-family home on a Creekside property. Construction is to take place approximately 40 feet away from the protected creek's top of bank. Creek protection measures include silt fencing and fiber rolls for sediment and erosion control.
	Applicant:	Tuong Tran
	Owner:	DAVELO A LUJAN
	Case File Number:	CP26029 related to DS250348
	Planning Permits Required:	Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 50 feet of an existing creek
	General Plan:	Mixed Use Residential
	Zoning:	RM-2
	Proposed Environmental Determination:	15301(i) - Maintenance of Stream Channels and 15183; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	5
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission

For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at ARamirez2@oaklandca.gov .
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3.	Location:	10 Hegenberger Place
	Assessor's Parcel Number(s):	044 502000506
	Proposal:	Open a new auto body repair shop and perform associated tenant improvements.
	Applicant:	Kayla Hopkins
	Owner:	Rogers Select Properties LLC
	Case File Number:	PLN26044
	Planning Permits Required:	Minor Variance for establishing an Automobile and Other Light Vehicle Repair and Cleaning Commercial Activity within 300 feet of a lot line that is adjacent to Hegenberger Road.
	General Plan:	Regional Commercial
	Zoning:	Regional Commercial – 1 (CR-1)
	Proposed Environmental Determination:	The project is exempt from the California Environmental Quality Act (CEQA) under the following sections of the State CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a historic building
	City Council District:	7
	Action to be Taken:	Administrative decision
	Finality of Decision:	May be appealed to the Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

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