

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 10, 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:	335 Adeline Street
	Assessor's Parcel Number(s):	004 002700600, 004 002700800, 004 002700900, 004 002701000
	Proposal:	Tentative Parcel Map to merge four (4) parcels containing 25 legal lots to create a single 91,889 square foot parcel.
	Applicant:	Peter Bekey
	Owner:	Edward Kwan
	Case File Number:	PLN24061
	Planning Permits Required:	Tentative Parcel Map
	General Plan:	Business Mix
	Zoning:	CIX-1B, T
	Proposed Environmental Determination:	Exempt from the California Environmental Quality Act (CEQA) under 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:	Non-Historic Property
	City Council District:	CCD3
	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

2.	Location:	1428 105th Avenue
	Assessor's Parcel Number(s):	047 550904200
	Proposal:	Proposed revision to the 393-unit senior housing development (324 units already constructed) previously approved under prior permits PLN15292 & PLN15292-R01, to remove the senior housing restriction and make the affordable housing units available to all ages. No physical changes are proposed to the existing building or the approved plans for the later 69-unit phase not yet constructed.
	Applicant:	Amanda Locke / AMG & Associates, LLC
	Owner:	Oakland Pacific Associates, a California Limited Partnership
	Case File Number:	PLN15292-R02
	Planning Permits Required:	Revision to a prior Design Review Approval
	General Plan:	Community Commercial
	Zoning:	CC-2/S-13/S-14
	Proposed Environmental Determination:	The previous project approvals included a CEQA Analysis that determined the project to be Categorical Exempt pursuant to Section 15332 of the State CEQA Guidelines. The Revision does not represent any physical changes of the scope of the existing approval and no further environmental review is required.
	Historic Status:	Not a historic property
	City Council District:	7
	Action to be Taken:	Decision on the application
	Finality of Decision:	Appealable within 10 days
	For Further Information:	Contact Case Planner Peterson Vollmann at (510) 238-6167 or by email at pvollmann@oaklandca.gov .

END