

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, April 22, 2024**

**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 seventeen (17) 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>913 Martin Luther King Junior Way</b>
	<b>Assessor's Parcel Numbers:</b>	<b>002 002302300, 002 002302200, and 002 002302100</b>
	<b>Proposal:</b>	To construct a four-story, 23-unit residential building with an 11-space, ground floor parking garage, rear garden, and rooftop deck.
	<b>Applicant &amp; Owner:</b>	Yui Hay Lee (510) 816-3866
	<b>Case File Number:</b>	<b>PLN17437</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and the establishment of residential dwelling units, and a Tentative Parcel Map for a lot merger and the creation of condominiums.
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	Central Business District – Residential (CBD-R) Zone and S-13 Affordable Housing Combining Zone.
	<b>Proposed Environmental Determination:</b>	The project is exempt under the following sections of the State CEQA Guidelines: 15332 - Infill Development; and 15183 -- Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	Area of Primary Importance (Grove Street Residential)
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact City Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandca.gov">mrivera@oaklandca.gov</a>

<b>2.</b>	<b>Location:</b>	<b>1000 Oak (Peralta Park)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>018 045000600</b>
	<b>Proposal:</b>	Installation of an 8-foot-tall steel picket fence on the perimeter of Peralta Park. The fence will include gate entryways for public access. Category II Creek Protection permit is required for construction near the waterway. No grading or earthwork is proposed.
	<b>Applicant:</b>	Rebecca Darr, Oakland Public Works
	<b>Owner:</b>	City of Oakland
	<b>Case File Number:</b>	<b>PLN24023 &amp; CP24013</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit; Creek Protection Permit
	<b>General Plan:</b>	Central Business District
	<b>Zoning:</b>	OS Open Space
	<b>Proposed Environmental Determination:</b>	15301 Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	A1+ Area of Local Importance (Lake Merritt)
	<b>City Council District:</b>	CCD2
	<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 <b>Sarah Price</b> at (510) 238-2955 or by email at <a href="mailto:sprice@oaklandca.gov">sprice@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>3909 Grand Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	010 083301100
	<b>Proposal:</b>	Establishment of a childcare center (Community Education Civic Activity) for 58 full- and part-time students aged 3 months to 3 years in an existing commercial structure.
	<b>Applicant:</b>	Benjamin Anderson 510-823-9046
	<b>Owner:</b>	Coralie LeClerc Sobhani
	<b>Case File Number:</b>	<b>PLN23094</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit for a Community Education Civic Activity. Regular Design Review for alterations to an existing building.
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	Neighborhood Center Commercial – 2 (CN-2) Zone
	<b>Proposed Environmental Determination:</b>	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
	<b>Historic Status:</b>	Not a Historic Property per the Oakland Cultural Heritage Survey.
	<b>City Council District:</b>	2
	<b>Action to be Taken:</b>	Administrative decision pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Contract Planner <b>Jana Wismer</b> at <b>(341) 203-1653</b> or by email at <a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a> .

**END**