

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 29, 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>2114 MacArthur Boulevard</b>
	<b>Assessor's Parcel Number(s):</b>	<b>029A130205100</b>
	<b>Proposal:</b>	To construct a six-story mixed-use building containing 44 dwelling units situated above ground-floor commercial space. The project will include a 50% density bonus of 15 units under the state Density Bonus Law by providing five very low-income affordable units. The project is requesting the following concessions/waivers from the zoning requirements: 1) rear yard setback reduction from 10' to 2"; 2) increase in stories from four to six; 3) increase in height from 45' to 65'; and 4) a height of 65' where 45' is the standard requirement within 10' of the front property line.
	<b>Applicant:</b>	Riyad Ghannam (415) 699-3640
	<b>Owner:</b>	Daniel Ochstein
	<b>Case File Number:</b>	<b>PLN22166</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of new dwelling units
	<b>General Plan:</b>	Neighborhood Center Commercial
	<b>Zoning:</b>	CN-1 Zone
	<b>Environmental Determination:</b>	15332 – Infill Development and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property; Vacant Lot
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Danny Thai</b> at (510) 238-3584 or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

**END**