

APPLICATIONS ON FILE  
December 10, 2021

CITY OF OAKLAND  
BUREAU OF PLANNING/ZONING DIVISION  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114  
Oakland, California 94612

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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 10-day public comment period<sup>1</sup>:**

**MONDAY, DECEMBER 20, 2021**

**In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 4:00p.m. 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.

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<sup>1</sup> Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

<b>1.</b>	<b>Location:</b>	<b>739 Campbell Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>006 001701300</b>
	<b>Proposal:</b>	To construct an attached, two-story 2,800 square-foot two-unit residential building with two front uncovered parking spaces on a vacant lot
	<b>Applicant:</b>	Scott Galka (510) 610-6602
	<b>Owner:</b>	NL Oakland Properties, LLC
	<b>Case File Number:</b>	<b>PLN21185</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new residential construction
	<b>General Plan:</b>	Mixed Housing Type
	<b>Zoning:</b>	RM-2 Zone
	<b>Environmental Determination:</b>	Section 15303 – New Construction of Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	3
	<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 <b>(510) 238-3584</b> or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>2754 E 7<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>019 008101001</b>
	<b>Proposal:</b>	Construction of a three-story, 10,190 square-foot warehouse building on an existing vacant lot.
	<b>Applicant:</b>	Minxi Liu (510) 813-3898
	<b>Owner:</b>	Harry Fan & Yixin Li
	<b>Case File Number:</b>	<b>PLN21116</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new non-residential warehouse building
	<b>General Plan:</b>	EPP Residential Mixed Use
	<b>Zoning:</b>	D-CE-3/S-19 Zones
	<b>Environmental Determination:</b>	15332-In-Fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	5
	<b>Action to be Taken:</b>	Pending
	<b>Finality of Decision:</b>	Appealable to City Council
	<b>For Further Information:</b>	Contact Case Planner, <b>Danny Thai</b> at <b>(510) 238-3584</b> or by email at <a href="mailto:dthai@oaklandca.gov">dthai@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>233 Broadway and 229 Broadway</b>
	<b>Assessor's Parcel Number(s):</b>	<b>001 013500100, 011 013600200</b>
	<b>Proposal:</b>	Convert an existing hotel to 130 residential units, including 13 moderate Income restricted affordable dwelling units. The applicant is requesting one waiver and one concession per the State Density Bonus Law: a concession to reduce the parking requirement from 130 to 33 and a waiver from the loading berth requirement. The project also includes a Parcel Map Wavier to adjust property lines between two lots.
	<b>Applicant:</b>	Riaz Capital / Lisa Vilhauer (925) 858-4724
	<b>Owner:</b>	233 Broadway Operators, LLC
	<b>Case File Number:</b>	<b>PLN21194</b>
	<b>Planning Permits Required:</b>	Design Review and Parcel Map Waiver
	<b>General Plan:</b>	Estuary Policy Plan -- Dining Entertainment 2
	<b>Zoning:</b>	C-45 Community Shopping Commercial Zone and S-4 Design Review Combining Zone.
	<b>Environmental Determination:</b>	Section 15301 of the State CEQA Guidelines: Existing Faculties; and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	3
	<b>Action to be Taken:</b>	Administrative decision
	<b>Finality of Decision:</b>	Appealable to Planning Commission
	<b>For Further Information:</b>	Contact Project Case Planner, <b>Eva Wu</b> at <b>(510) 238-3785</b> or by email at <a href="mailto:ewu@oaklandca.gov">ewu@oaklandca.gov</a>

**“END”**