

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 period¹:

MONDAY, JANUARY 30, 2023

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 4:00p.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.

¹ 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.

1.	Location:	0 Charing Cross Road (south of 6722 Charing Cross Road)
	Assessor's Parcel Number(s):	048H7620035
	Proposal:	To construct an approximately 2,672 square-foot single-family home on a vacant lot.
	Applicant:	Peter Suen / (415) 513-6110
	Owner:	Charing Cross Development LLC
	Case File Number:	PLN20168
	Planning Permits Required:	Regular Design Review for new construction of a dwelling unit; Minor Variance to reduce the front yard setback from 20' to 5'; and Category II Creek Protection Permit.
	General Plan:	Hillside Residential
	Zoning:	RH-4 Zone
	Environmental Determination:	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:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Gregory Qwan at (510) 238-2958 or by email at gqwan@oaklandca.gov .

2.	Location:	490 Capital Street
	Assessor's Parcel Number(s):	023 041700101
	Proposal:	Soft-story retrofit which includes an additional dwelling unit (per allowances of Section 17.102.250, waiving parking, setbacks, open-space, and height)
	Applicant:	Davis Ko Architects
	Owner:	Ko Raymond C & Millie L Trs
	Case File Number:	PLN21170
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential; Detached Unit Residential
	Zoning:	RM-3 Zone
	Environmental Determination:	15303 New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property
	City Council District:	3
	Action to be Taken:	Administrative decision pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Contract Planner Jana Wismer at (341) 203-1653 or by email at jwismer@interwestgrp.com .

3.	Location:	1453 & 1445 23rd Avenue; 2280 E 15th Street
	Assessor's Parcel Numbers:	020 015200100; 020 015201700; 020 015901202
	Proposal:	To establish and operate a 350-student, 31-staff member charter middle school and high school within an existing building. The school would have instruction hours Monday thru Friday, 8:00 am to 3:00 pm, afterschool activities until 9:00 pm, and weekend events. The proposal includes a third-story building addition toward the front of the building, exterior and interior building renovations and alterations, replacement of the rear parking lot with a schoolyard, and the conversion of a theater to a gymnasium. Other improvements include new landscaping, fencing, gates, street trees, and repairs to an existing parking lot at 2280 E. 15 th Street (across the street from the site). The 19-space parking lot would be available to school staff.
	Applicant:	Mary Grace Houlihan & Seth Feldman / 1445 23 rd Avenue LLC
	Owner:	Oak Palace LLC
	Case File Number:	PLN22158
	Planning Permits Required:	Conditional Use Permit for Community Education Civic Activity; and Regular Design Review for site and building alterations in the CN-3 and RM-2 Zone.
	General Plan:	Neighborhood Center Mixed Use and Mixed Housing Type Residential
	Zoning:	CN-3 Neighborhood Commercial Zone and RM-2 Mixed Housing Type Residential Zone
	Environmental Determination:	A detailed CEQA (California Environmental Quality Act) Analysis was prepared for this project, which concludes that the development is exempt under the following sections of the State CEQA Guidelines: 15183 - Projects Consistent with a Community Plan, General Plan, or Zoning; 15183.3- Streamlining for Qualified Infill Projects; and Section 15164 - Addendum to the Land Use and Transportation Element (LUTE) Environmental Impact Report. Each of the foregoing provides a separate and independent basis for CEQA compliance. The CEQA Analysis document may be reviewed at the following link: https://www.oaklandca.gov/resources/current-environmental-review-ceqa-eir-documents-2011-2022
	Historic Status:	Local Register; Area of Secondary Importance: OCHS Rating, B*2+
	City Council District:	2
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov

4.	Location:	1600 & 1700 Market Street
	Assessor's Parcel Number(s):	003 005101001 & 003 005303002
	Proposal:	Minor Subdivision to merge, reconfigure and create two new lots. Parcel 1 (existing: 170,925-sf; proposed: 125,418-sf) that contains an existing building under the OUSD control, proposes to merge all existing 17 lots into one new lot. Parcel 2 (existing: 71,311-sf; proposed: 115,784-sf) contains a City public park and a utility easement (60-ft wide) that will remain. Both proposed parcels will have a new layout configuration.
	Applicant:	Oakland Unified School District – William Charley - wcharley@lozanosmith.com
	Owner:	OUSD (Parcel 1) and City of Oakland (Parcel 2)
	Case File Number:	PLN22105
	Planning Permits Required:	Tentative Parcel Map for the merger and reconfiguration of multiple lots, resulting in two parcels.
	General Plan:	Mixed Housing Type Residential/Urban Park and Open Space, within the West Oakland Specific Plan boundaries
	Zoning:	RM-2/S-20, OS(NP)/S-20
	Environmental Determination:	15315 of the State CEQA Guidelines: Minor subdivisions; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	None
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Robert D. Merkamp at (510) 238-6283 or by email at rmerkamp@oaklandca.gov

“END”