

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, JULY 11, 2022

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:	856 34th Avenue
	Assessor's Parcel Number(s):	033 220001400
	Proposal:	Conversion of existing commercial/industrial building into six residential apartment units within existing building envelope.
	Applicant:	Hawthorne Stone Investments
	Owner:	Jose L Gutierrez
	Case File Number:	PLN21153
	Planning Permits Required:	Regular Design Review for new residential units
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2
	Environmental Determination:	15301- Existing Facilities and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	OCHS Rating: C2+; PDHP; Area of Secondary Importance: South Kennedy Tract
	City Council District:	5
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

2.	Location:	614 Alvarado Rd
	Assessor's Parcel Number(s):	048H 7607023
	Proposal:	To construct a 284 square-foot addition to an existing residence.
	Applicant:	Josh Oliver 510-710-7883
	Owner:	Josh Oliver 510-710-7883
	Case File Number:	PLN22088
	Planning Permits Required:	Regular Design Review for additions of greater than 1,000 square feet over a three-year period. An 810 square-foot addition was approved under DS200264 on 12/16/2020.
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9
	Environmental Determination:	Section 15301 of the State CEQA Guidelines: Existing Facilities and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	None
	City Council District:	1
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Project Case Planner, Eva Wu at (510)238-3785 or by email at ewu@oaklandca.gov

3.	Location:	3050 Macarthur Boulevard, Oakland, CA 94602
	Assessor's Parcel Number(s):	028 093900802
	Proposal:	To split an existing lot into two lots, demolish an existing home and commercial building and build a four-story, 15-unit mixed-use development with ground floor commercial space. The project includes a Shared Access Easement to allow for automotive access from Florida Street.
	Applicant:	Benecia Lake, LLC
	Owner:	Mike Joyce, Benecia Lake, LLC
	Case File Number:	PLN20001
	Planning Permits Required:	Regular Design Review for new construction and the establishment of new dwelling units; a Minor Conditional Use Permit to establish a Shared Access Facility; a Tentative Parcel Map to create condominiums and a lot split; and a Conditional Use Permit to create a Mini-Lot Development.
	General Plan:	Urban Residential
	Zoning:	RU-4
	Environmental Determination:	Categorically Exempt; State CEQA Guidelines, Section 15332 – In-Fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Potential Designated Historic Property (PDHP); OCHS Rating: C3
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

“END”