

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, July 24, 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 4:00 p.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>0 Ashmount Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>011 087902500</b>
	<b>Proposal:</b>	Construction of a two-story, 3,718 square foot single-family dwelling with a detached, one car garage.
	<b>Applicant:</b>	Jibu John / Noble Oak Services / (510) 457-1227
	<b>Owner:</b>	OARNB LLC
	<b>Case File Number:</b>	<b>PLN23023</b>
	<b>Planning Permits Required:</b>	Regular Design Review for the construction of a dwelling unit
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	RD -1 Zone
	<b>Environmental Determination:</b>	Section 15303(a) of the State CEQA Guidelines: New construction of small structures and Section 15183: Projects consistent with a community plan, general plan or zoning (assuming exempt)
	<b>Historic Status:</b>	Vacant lot; located in the Trestle Glen / Lake Shore Area of Secondary Importance
	<b>City Council District:</b>	2
	<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>Linda Morton</b> at <b>(510) 238-4977</b> or by email at <a href="mailto:Lmorton@oaklandca.gov">Lmorton@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	<b>200-220 Alice Street and 236 2<sup>nd</sup> Street</b>
	<b>APN:</b>	<b>001 015700500; 001 015700400; 001 015700100; 001 015700600</b>
	<b>Proposal:</b>	To construct a five-story mixed-use structure with 160 residential units including 30 deed-restricted affordable units and 1,250 square feet of retail space. The project includes a density bonus and concession for minimum open space under the State Density Bonus Law, the demolition of a historic structure in an Area of Primary Importance, and the merging of five parcels.  This is a re-notice of a project that was previously noticed on 5/19/2023. The project requires re-noticing because the prior notice did not include information regarding a proposed Tentative Parcel Map to merge five parcels.
	<b>Applicant:</b>	Riaz Capital
	<b>Phone Number:</b>	510-925-1908
	<b>Owner:</b>	220 Alice LLC
	<b>Case File Number:</b>	<b>PLN22117</b>
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and the establishment of new dwelling units and a Tentative Parcel Map to merge five parcels.

<b>General Plan:</b>	The project is in two Estuary Policy Plan designations: the Waterfront Warehouse District and the Mixed-Use District.
<b>Zoning:</b>	C-45/S-4
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines: Infill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with Zoning, Community Plan, and General Plan policies
<b>Historic Status:</b>	220 Alice Street is a Local Register Property in the Waterfront Warehouse District Area of Primary Importance and has an Office of Heritage Survey (OCHS) rating of 1. 200 Alice Street has an OCHS rating of F3 and is not in a historic district.
<b>City Council District:</b>	3
<b>Action to be Taken:</b>	Decision to be made by the Zoning Administrator.
<b>Finality of Decision:</b>	Appealable to Planning Commission
<b>For further information:</b>	Contract Planner: <b>Jana Wismer</b> ; Phone: <b>(341) 203-1653</b> ; Email: <b><a href="mailto:jwismer@interwestgrp.com">jwismer@interwestgrp.com</a></b>

<b>3. Location:</b>	<b>2638 Beaconsfield Pl</b>
<b>Assessor's Parcel Number(s):</b>	<b>048D728003500</b>
<b>Proposal:</b>	Regular Design Review to construct a new 3,609 square foot, four-story, one-family dwelling with a 484 square foot. attached two-car garage on a vacant upslope lot. The application includes retaining walls surrounding the residence, a sloped driveway, a Category III Creek Protection Permit (CP22043), and a Tree Permit application (T2200110).
<b>Applicant:</b>	John Newton
<b>Owner:</b>	James and Cierra Ivey
<b>Case File Number:</b>	<b>PLN22164</b>
<b>Planning Permits Required:</b>	Regular Design Review, Category III Creek Protection Plan, Tree Removal Permit
<b>General Plan:</b>	Hillside Residential
<b>Zoning:</b>	RH-4
<b>Environmental Determination:</b>	CEQA Guidelines Sections 15303 – Small Projects; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (Pending)
<b>Historic Status:</b>	Not Historic
<b>City Council District:</b>	4
<b>Action to be Taken:</b>	Administrative Decision
<b>Finality of Decision:</b>	Appealable to the Planning Commission
<b>For Further Information:</b>	Contact Case Planner <b>Kubilay Aaron İnanlı</b> at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>4.</b>	<b>Location:</b>	<b>0 Beaconsfield Place</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048D728003600</b>
	<b>Proposal:</b>	Regular Design Review to construct a new 2,718 square-foot, four-story, one-family home with a 512 square-foot attached two-car garage on a vacant upslope lot. The application includes retaining walls surrounding the residence, a sloped driveway, a Category II Creek Protection Permit (CP23045), and a Tree Removal Permit (T2300046)
	<b>Applicant:</b>	John Newton
	<b>Owner:</b>	James and Cierra Ivey
	<b>Case File Number:</b>	<b>PLN23058</b>
	<b>Planning Permits Required:</b>	Regular Design Review, Category II Creek Protection Plan, Tree Removal Permit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4
	<b>Environmental Determination:</b>	15303 – Construction of Small Structures 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (Pending)
	<b>Historic Status:</b>	Not Historic
	<b>City Council District:</b>	4
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner <b>Kubilay Aaron İnanlı</b> at <b>(510) 238-2074</b> or by email at <a href="mailto:kinanli@oaklandca.gov">kinanli@oaklandca.gov</a> .

<b>5.</b>	<b>Location:</b>	<b>2533 23<sup>rd</sup> Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>022 035108200</b>
	<b>Proposal:</b>	To construct a new two-family residence (duplex), with approximately 3,951 square feet of living space on an approximately 5,175 square foot vacant lot.
	<b>Applicant / Phone Number:</b>	Willis Yu/510-482-4882
	<b>Owner:</b>	Willis Yu
	<b>Case File Number:</b>	<b>PLN21110</b>
	<b>Planning Permits Required:</b>	Regular Design Review
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	15303 New Construction or Conversion of Small Structures
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	CCD2
	<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>Sarah Price</b> at <b>(510) 238-2955</b> or by email: <a href="mailto:sprice@oaklandca.gov">sprice@oaklandca.gov</a>

<b>6.</b>	<b>Location:</b>	<b>22<sup>nd</sup> Ave</b>
	<b>Assessor's Parcel Number(s):</b>	<b>022 035108300</b>
	<b>Proposal:</b>	To construct a new two-family residence (duplex), with approximately 3,641 square feet of living space on an approximately 4,478 square foot vacant lot.
	<b>Applicant / Phone Number:</b>	Willis Yu/510-482-4882
	<b>Owner:</b>	Willis Yu
	<b>Case File Number:</b>	<b>PLN21111/T2300077</b>
	<b>Planning Permits Required:</b>	Regular Design Review; Tree Protection Permit
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	RM-2
	<b>Environmental Determination:</b>	15303 New Construction or Conversion of Small Structures
	<b>Historic Status:</b>	Non-Historic Property
	<b>City Council District:</b>	CCD2
	<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>Sarah Price</b> at <b>(510) 238-2955</b> or by email: <a href="mailto:sprice@oaklandca.gov">sprice@oaklandca.gov</a>

**“END”**