

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, JUNE 13, 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.

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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>	459 Wayne Avenue
	<b>Assessor's Parcel Number(s):</b>	022 030800200
	<b>Proposal:</b>	Demolition of four-unit residential building and construction of a five-story (60' tall) building with eight parking spaces and 20 residential units on a 5,438 square-foot lot. The project will include a 31% density bonus under Density Bonus Law by providing 16 market-rate and 4 low and very low-income affordable units. The project is requesting the following concessions/waivers from the zoning requirements: 1) front yard setback reduction from 10' to 1'-5"; 2) group open space reduction from 3,000 square-feet to 1,875 square-feet; 3) parking reduction from 13 required off-street parking spaces to eight; 4) waiver of the maximum paved area in the front yard; and 5) reduction of the minimum side yard setback opposite living room windows.
	<b>Applicant:</b>	Joshua Larson / Larson Shores Architects (510) 444-9788
	<b>Owner:</b>	Waingro LLC & Kamal Taylor
	<b>Case File Number:</b>	<b>PLN21086</b>
	<b>Planning Permits Required:</b>	Regular Design Review for construction of dwelling units
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	RU-3 Zone
	<b>Environmental Determination:</b>	15332- In fill Development; and 15183- Project Consistent with a Community Plan or Zoning.; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	OCHS rating: D3
	<b>City Council District:</b>	2
	<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>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a> .

<b>2.</b>	<b>Location:</b>	3210 Harrison Street
	<b>Assessor's Parcel Number(s):</b>	010 079300100
	<b>Proposal:</b>	Demolition of the existing garage structure and construction of a ground floor co-working space as a residential amenity, three dwelling units and one Category 2 Accessory Dwelling Unit (ADU) adjacent to an existing building containing a corner store and one dwelling unit on the second floor for a total of four dwelling units and one ADU located the 6,024 square-foot lot. The project will provide three off-street parking spaces.
	<b>Applicant:</b>	Shan Masuda Designer (415) 314-319
	<b>Owner:</b>	3210 Harrison LLC.
	<b>Case File Number:</b>	<b>PLN22050</b>

<b>Planning Permits Required:</b>	Minor Conditional Use Permit to allow more than two residential units in RM-4 Zone and Regular Design Review for new dwelling units.
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	RM-4 Zone
<b>Environmental Determination:</b>	15303 – Construction of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
<b>Historic Status:</b>	OCHS rating: D3
<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>Jason Madani</b> at (510) 238-4790 or by email at <a href="mailto:jmadani@oaklandca.gov">jmadani@oaklandca.gov</a> .

*“END”*