

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 17-day public comment period:**

**MONDAY, July 8, 2024**

**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 pm. 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.

<b>1.</b>	<b>Location:</b>	<b>5383 Bancroft Avenue</b>
	<b>Assessor's Parcel Number(s):</b>	<b>035 239303200</b>
	<b>Proposal:</b>	Establish a catering, DJ, and live music space within a 3,464 square foot ground floor commercial space.
	<b>Applicant:</b>	Tyler Hutcherson
	<b>Owner:</b>	Ludi Shadowspeaker
	<b>Case File Number:</b>	<b>PLN22151</b>
	<b>Planning Permits Required:</b>	Regular Design Review approval for alterations to the exterior of the building and a Conditional Use Permit to establish a Group Assembly Commercial Activity.
	<b>General Plan:</b>	Neighborhood Center Commercial
	<b>Zoning:</b>	Neighborhood Center Commercial – 3 (CN-3)
	<b>Proposed Environmental Determination:</b>	The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	No historic rating
	<b>City Council District:</b>	6
	<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>2.</b>	<b>Location:</b>	<b>300 Lakeside Drive – Kaiser Center Mall</b>
	<b>Assessor's Parcel Number(s):</b>	<b>008 065200105</b>
	<b>Proposal:</b>	Amendment to previously approved Master Sign Program for Kaiser Center Mall and the Kaiser Center Tower Buildings.
	<b>Applicant:</b>	PG&E c/o TMG Partners
	<b>Owner:</b>	BA2 300 Lakeside LLC
	<b>Case File Number:</b>	<b>PLN16271-R01</b>
	<b>Planning Permits Required:</b>	Minor Conditional Use Permit
	<b>General Plan:</b>	Central Business District (CBD)
	<b>Zoning:</b>	CBD-C Central Business District General Commercial Zone
	<b>Proposed Environmental Determination:</b>	The original Master Sign Program and this amendment is Categorically Exempt from CEQA review pursuant to Section 15311 Accessory Structures and Section 15331 Historical Resource Restoration/Rehabilitation. A Notice of Exemption was recorded with Alameda County Clerk's office under File No. 17-355.
	<b>Historic Status:</b>	Local Register
	<b>City Council District:</b>	3 – Carroll Fife
	<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>Christopher Tan</b> at <b>(510) 238-3079</b> or by email at <a href="mailto:ctan@oaklandca.gov">ctan@oaklandca.gov</a> .

<b>3.</b>	<b>Location:</b>	<b>1026 54<sup>th</sup> Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>013 118701800</b>
	<b>Proposal:</b>	Raise height of basement to add 2,610 square feet of floor area in a single-family home. The height of the building will increase by 4.5 feet.
	<b>Applicant:</b>	Shihua Qui
	<b>Owner:</b>	Jianjun Liu
	<b>Case File Number:</b>	<b>PLN24020</b>
	<b>Planning Permits Required:</b>	Regular Design Review for alterations and raising the height of the building.
	<b>General Plan:</b>	Mixed Housing Type Residential
	<b>Zoning:</b>	Mixed Housing Type Residential – 2 (RM-2)
	<b>Proposed Environmental Determination:</b>	The project is exempt from further review under the California Environmental Quality Act (CEQA) per the following sections of the CEQA Guidelines: 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning.
	<b>Historic Status:</b>	The site is a Potentially Designated Historic Property (PDHP) in an Area of Secondary Importance (54 <sup>th</sup> and Gaskill Streets). Office of Cultural Heritage Survey Rates the property D2*.
	<b>City Council District:</b>	1
	<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>2336 Magnolia Street</b>
	<b>Assessor's Parcel Number(s):</b>	<b>005 042603500</b>
	<b>Proposal:</b>	<del>Conversion of existing rear building into a work/live unit.</del>
	<b>Applicant:</b>	<del>Maxwell Beaumont</del>
	<b>Owner:</b>	<del>Junious Poole</del>
	<b>Case File Number:</b>	<b>PLN24006</b>
	<b>Planning Permits Required:</b>	<del>Design Review for a new HBX Work/Live Unit.</del>
	<b>General Plan:</b>	Housing and Business Mix
	<b>Zoning:</b>	<del>Housing and Business Mix – 4 (HBX-4)</del>
	<b>Proposed Environmental Determination:</b>	<del>15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning</del>
	<b>Historic Status:</b>	<del>Potentially Designated Historical Property (PDHP) – OCHS Rating: C3</del>
	<b>City Council District:</b>	<del>3</del>
	<b>Action to be Taken:</b>	<del>Administrative Decision</del>
	<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> .

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