

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, MARCH 27, 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.

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:	1049 Grand View Drive
	Assessor's Parcel Number(s):	048H760602200
	Proposal:	To construct a single-family home on a vacant upsloping 7,453 square foot lot.
	Applicant:	Trevor Tapscott / (510) 295-7332
	Owner:	Cymone Is In The Wind, Inc.
	Case File Number:	PLN20019 & CP22022
	Planning Permits Required:	Regular Design Review for new residential construction; Category IV Creek Protection Permit due to construction within 20' of an existing creek. The applicant proposes to downgrade the permit to a Category III due to the project's unlikely significant adverse impact to the creek based on the project design, submitted hydrology report, and creek protection measures, including proposed landscaping and drainage.
	General Plan:	Hillside Residential
	Zoning:	RH-4/S-9
	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 gqwan@oaklandca.gov

2.	Location:	2400 Filbert Street
	Assessor's Parcel Number(s):	005-0433-018-05 and 005-0433-018-06
	Proposal:	Revision to a project that would construct a four-story residential building with and convert an existing one-story warehouse to ten joint living and working quarters (work/live units). The revision would increase the number of dwelling units from 77 to 86. The proposal also includes 12 work/live units.
	Applicant:	Martin Pham
	Owner:	2400 Filbert Street, LLC
	Case File Number:	PLN19025-R01
	Planning Permits Required:	Major Conditional Use Permit for number of units in the RM-4 Zone and Regular Design Review for new construction. Tentative Parcel Map to merge two lots into one and create condominiums.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 4 (RM-4)

Environmental Determination:	A detailed CEQA Analysis prepared for this project concluded that the proposed project, separately and independently, satisfies each of the following CEQA provisions: 15183 – Projects consistent with a community plan, general plan, or zoning; 15183.3 – Streamlining for in-fill projects; and/or 15162 & 15164 – Addendum to the City of Oakland General Plan Land Use and Transportation Element (LUTE) (1998) and West Oakland Redevelopment Plan (2003) EIRs. The CEQA Analysis document may be reviewed online at <u>City of Oakland Current Environmental Review (CEQA/EIR) Documents... (oaklandca.gov)</u>
Historic Status:	Office of History Survey Rating of Ed3
City Council District:	3
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at <u>ngray@oaklandca.gov</u> .

3. Location:	820 West MacArthur Boulevard
Assessor's Parcel Number(s):	012-0959-009-00
Proposal:	Revision to a project that would demolish an existing structure, merge three lots into one new lot, and construct a new five-story multi-family residential condominium development. The revision would increase the number of units from 92 to 166 by converting all the units to studios. The project includes 51 moderate income affordable units under the State Density Bonus Law, which provides waivers to allow portions of the building to exceed the required 1:1 height-to-setback ratio at the rear and 2,990 square-foot of useable open space where 13,800 square feet is required.
Applicant/Owner:	Riaz Development
Case File Number:	PLN23003
Planning Permits Required:	Regular Design Review for new construction and the establishment of new units; and Tentative Parcel Map (TPM8588) to merge three lots into one and create 166 condominium units.
General Plan:	Urban Residential
Zoning:	Urban Residential - 4 (RU-4) and Urban Residential – 5 (RU-5)
Environmental Determination:	The project qualifies for California Environmental Quality Act (CEQA) streamlining provisions under CEQA Guidelines Sections 15183 and 15183.3 to tier from the program-level analysis completed in the City of Oakland (City) General Plan Land Use and Transportation Element (LUTE) and its EIR, the 2010 General Plan Housing Element Update EIR and 2014 Addendum, the West Oakland Redevelopment Plan (Redevelopment Plan) and its EIR, and the West Oakland Specific Plan (WOSP) and its EIR4—collectively referred to herein as the “Program EIRs”—which analyzed environmental impacts associated with adoption and implementation of the General Plan, Redevelopment Plan, and the WOSP.
Historic Status:	No Rating

City Council District:	1
Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

4. Location:	4821-4831 Tidewater Avenue
Assessor's Parcel Number(s):	034 230000800, 034 230000602, 034 230000606, 034 230000616, 034 230000614, 034 230000612, 034 230000610, 034 230000608, 034 230002100, 034 230002200, 034 2300002300
Proposal:	To demolish and reconstruct an 8,000 square-foot office/shop building, pave the parking area, install a vehicular gate, and construct a guard booth.
Applicant:	Tim Meehan / Permit Advisors (925) 915-1404
Owner:	DLF/DP Tidewater, LLC
Case File Number:	PLN22161/ CP22067
Planning Permits Required:	Regular Design Review for new non-residential construction and Creek Protection Permit Category III, per Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction and grading approximately 100' away from the Estuary.
General Plan:	Estuary Policy Plan; Central Estuary Area Plan
Zoning:	D-CE-5 Zone
Environmental Determination:	15303 Construction of Small Structures; and 15304 Minor Alterations to Land (assuming exempt)
Historic Status:	OCHS Rating X
City Council District:	5
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 .

"END"