

APPLICATIONS ON FILE

March 25, 2022

CITY OF OAKLAND

BUREAU OF PLANNING/ZONING DIVISION

**250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612**

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, APRIL 4, 2022

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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:	410 West Grand Avenue (also known as 2251 Broadway and 449 23rd Street
	Assessor's Parcel Number(s):	008 071500100
	Proposal:	To establish an orthodontic practice in an existing 1,840 square-foot, vacant commercial space.
	Applicant:	Grant Takahashi c/o GTL Architects (415) 361-7641
	Owner:	Broadway Grand Retail Investors, LLC
	Case File Number:	PLN22009
	Planning Permits Required:	Minor Conditional Use Permit for a Medical Service Commercial Activity located on the ground floor and within 30' of the property line.
	General Plan:	Central Business District
	Zoning:	Central Business District Pedestrian Retail Commercial (CBD-P) Zone
	Environmental Determination:	CEQA Guidelines Section 15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property
	City Council District:	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Heather Klein at (510) 238-3659 or by email at hklein@oaklandca.gov .

2.	Location:	3600 Laguna Avenue
	Assessor's Parcel Number(s):	029 0990055
	Proposal:	To construct a four-unit residential condominium building with four parking spaces in an upsloping vacant lot.
	Applicant:	Maksym Chernenko (408) 755-6220
	Owner:	Green Cycle LLC (408) 755-6220
	Case File Number:	PLN21161 / TPM11123
	Planning Permits Required:	Regular Design Review for new construction, Tentative Parcel Map (TPM11123) to create four condominiums, and a Minor Conditional Use Permit to create four units in the RM-3 Zone
	General Plan:	Mixed Housing Residential
	Zoning:	RM-3
	Environmental Determination:	Section 15332 of the State CEQA Guidelines: In Fill Development and Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	Vacant lot, No historic rating
	City Council District:	4
	Action to be Taken:	Administrative decision
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Eva Wu at (510) 238-3785 or by email at ewu@oaklandca.gov

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