

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:

TUESDAY, May 28, 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 seventeen (17) 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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	291 Grand Ave
	Assessor's Parcel Number(s):	010 076400200
	Proposal:	Conditional Use Permit to build chain linked fence on the southwestern side of The Gardens at Lake Merritt, which are part of a Region-Serving Park (RSP). The project involves removing the existing fence and adjusting the shape to be more linear.
	Applicant:	Friends of the Gardens at Lake Merritt
	Owner:	City of Oakland
	Case File Number:	PLN24024
	Planning Permits Required:	Conditional Use Permit
	General Plan:	Urban Park and Open Space
	Zoning:	OS (RSP)/S-4
	Proposed Environmental Determination:	15301 – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Non-Historic Property
	City Council District:	CCD3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov .

2.	Location:	1634 25th Avenue
	Assessor's Parcel Number(s):	025 073404000
	Proposal:	Demolition of an existing three-story one-unit residential facility with five (5) bedrooms to construct a two-story two-unit residential facility with four (4) bedrooms per unit. The project will include removing the third story, lifting the main floor and increasing the height of the ground floor (basement) by three (3) feet. The resultant building will increase the livable area by approximately 473 square feet for a total of 3,179.89 square feet. Build a 998.84 square foot Detached Accessory Dwelling Unit in the rear yard.
	Applicant:	Han Li
	Owner:	Saochan Ho
	Case File Number:	PLN23154
	Planning Permits Required:	Regular Design Review
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Proposed Environmental Determination:	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP, Area of Secondary Importance (23 rd Avenue Residential), Rated Dc2*
	City Council District:	CCD5
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov .

END