

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:

TUESDAY, May 30, 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 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.

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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	1145 72nd Avenue
	Assessor's Parcel Number(s):	041 413501100
	Proposal:	To revise a previously approved project (PLN18182) and construct a 1,303 square-foot, two-story single-family dwelling with a 254 square-foot, one car, attached garage on a vacant, 2,500 square-foot parcel.
	Applicant:	Maxwell Beaumont (510) 652-4433
	Owner:	Yoho Magalli
	Case File Number:	PLN18182-R01
	Planning Permits Required:	Regular Design Review for new residential construction
	General Plan:	Detached Unit Residential
	Zoning:	RD -2 Zone
	Environmental Determination:	Section 15303 of State CEQA Guidelines: New construction of small structures and Section 15183: Projects consistent with a Community Plan, General Plan or Zoning (assuming exempt)
	Historic Status:	X
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Linda Morton at (510) 238-4977 or by email at lmorton@oaklandca.gov

2.	Location:	3408 Martin Luther King Jr. Way
	Assessor's Parcel Number(s):	009 073702400
	Proposal:	To establish a General Food Sales Commercial Activity.
	Applicant:	Fumio Suda Architect (510) 220-5436
	Owner:	Abraham Ahmed
	Case File Number:	PLN23025
	Planning Permits Required:	Minor Conditional Use Permit to establish a General Food Sales Commercial Activity in the Urban Residential – 1 (RU-1) Zone.
	General Plan:	Urban Residential
	Zoning:	RU-1 Zone
	Environmental Determination:	State CEQA Guidelines Section – Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a historic property; Oakland Cultural Heritage Survey Rating *d3
	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 .

3.	Location:	200-220 Alice Street; 236 2nd Street
	Assessor's Parcel Number(s):	001 015700500; 001 015700400; 001 015700100; 001 015700600
	Proposal:	Five-story mixed-use structure with 160 residential units including 30 deed-restricted affordable units and 1,250 square feet of retail space. Density Bonus with open space concession. Demo of a Category-II historic structure in an Area of Primary Importance.
	Applicant:	Riaz Capital
	Phone Number:	510-925-1908
	Owner:	220 Alice LLC
	Case File Number:	PLN22117
	Planning Permits Required:	Design Review, Density Bonus
	General Plan:	EPP Waterfront Warehouse District/EPP Mixed Use District
	Zoning:	C-45/S-4
	Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: Infill Development Projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General
	Historic Status:	Category II; Waterfront Warehouse District
	City Council district	3
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For further information:	Contract Planner: Jana Wismer ; Phone: (341) 203-1653 ; Email: jwismer@interwestgrp.com

4.	Location:	3801 Telegraph Ave, Oakland, CA 94609
	Assessor's Parcel Number(s):	012-0967-005-01
	Proposal:	The applicant proposes to construct a five-story mixed-use building consisting of 110 residential units (including 20 affordable units) and 2,346 sq ft of retail space, with a total of 57,817 sq ft of building improvements on a 0.33-acre (14,498 sq ft) site. The requested discretionary approvals are i) Regular Design Review, ii) Density Bonus with Concessions and Waivers, and iii) a Class 32 categorical exemption per CEQA Guidelines section 15332 – In-fill Development Projects.
	Applicant:	Riaz Capital
	Owner:	820 MacArthur, LLC
	Case File Number:	PLN22124
	Planning Permits Required:	Regular Design Review (DR), Density Bonus.
	General Plan:	Neighborhood Center Mixed Use.
	Zoning:	Neighborhood Commercial - 2 Zone (CN-2).
	Environmental Determination:	The applicant has provided proof of compliance with the criteria for a Class 32 categorical exemption per CEQA Guidelines section 15332 – In-fill Development Projects.

Historic Status:	Not a designated historic property or resource.
City Council District:	1.
Action to be Taken:	Regular Design Review
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Case Planner Richard Walker at (424) 404-7504 or by email at rwalker@interwestgrp.com .

“END”