

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, June 10, 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.

1.	Location:	707 Washington Street
	Assessor's Parcel Number:	001 020302000
	Proposal:	Construction of a new seven-story (79'-10" tall), 51,520 square-foot, mixed-use building on a 7,500 square-foot lot. The project includes 38 residential units, a 1,614 square-foot, ground floor commercial space, five ground floor off-street parking spaces, private balconies, fitness and amenity rooms and rooftop open space. The project includes eleven moderate-income affordable units a waiver pursuant to the State Density Bonus Law (California Government Code 65915-65918) for building height (79'-10" proposed, maximum 55 feet required).
	Applicant & Phone Number:	Jeremy Schaub, Schaub Li Architects (415) 682-8060
	Property Owner:	Donner, LLC
	Case File Number:	PLN22169
	Planning Permits Required:	Regular Design Review for new construction and the establishment of dwelling units in the CBD-P and S-7 Combining Zone District.
	General Plan:	Central Business District
	Zoning:	Central Business District - Pedestrian (CBD-P); and the S-7 Preservation Combining Zone
	Proposed Environmental Determination:	The project is exempt under the following sections of the State CEQA Guidelines: 15332: Infill development projects; and 15183: Projects Consistent with a Community Plan, General Plan, or Zoning.
	Historic Status:	S-7 Designated Historic Properties, Area of Primary Importance (API) / Old Oakland
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mriviera@oaklandca.gov

2.	Location:	0 Mountain Boulevard Avenue
	Assessor's Parcel Number(s):	037A279300407
	Proposal:	To construct a new three-story, 2,638 square foot single-family residence on a vacant lot in the RH-4/S-9 Zone
	Applicant:	Richard Janzen
	Owner:	Alfredo and Damaris Arrazala
	Case File Number:	PLN23145
	Planning Permits Required:	Design Review for a new Single-Family Residential Facility and a Tree Protection Permit (T2300115) for the removal of seven protected trees.
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)/ S-9 Fire Safety Combining Zone
	Proposed Environmental Determination:	15303 – Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	No historic rating
	City Council District:	6

Action to be Taken:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

3. Location:	3901 Broadway and 3900 Manila Avenue
Assessor's Parcel Number:	012 098200403
Proposal:	To establish a Master Sign Program for the installation of new business signs for an existing commercial building.
Applicant & Phone Number:	Josh Huckleberry / Studio H Bar (949) 981-7477
Owner:	Meridian
Case File Number:	PLN23152
Planning Permits Required:	Minor Conditional Use Permit for a Master Sign Program.
General Plan:	Community Commercial
Zoning:	CC-2 Community Commercial Zone, and S-13 Affordable Housing Combining Zone.
Proposed Environmental Determination:	Exempt under the following sections of the State CEQA Guidelines: 15311- Accessory 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:	Administrative Decision
Finality of Decision:	Appealable to the Planning Commission
For Further Information:	Contact Case Planner Mike Rivera at (510) 238-6417 or by email at mrivera@oaklandca.gov

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