

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, November 06, 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.

1.	Location:	2800 Lakeshore Avenue
	Assessor's Parcel Number(s):	023 041902403
	Proposal:	Operation of an outpatient behavioral health center
	Applicant:	Adesuwa Idehen / (415) 377-6306
	Owner:	Roman Catholic Bishop of Oakland
	Case File Number:	PLN23065
	Planning Permits Required:	Minor Conditional Use Permit for a Health Care Civic Activity
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	RU-3
	Proposed Environmental Determination:	15301 - Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Local Register; OCHS Rating: B+1+
	City Council District:	2
	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 at gqwan@oaklandca.gov .

2.	Location:	3403 Piedmont Avenue
	Assessor's Parcel Number(s):	009-0732-005-02, 009-0732-006-00
	Proposal:	<p>This is a revision to a previously approved application to demolish an existing approximately 2,475-square-foot, single-story commercial structure and surface parking lot and replace it with an eight-story, approximately 65,000-square-foot multi-use residential condominium building, up to 85 feet in height at the roof level. The project includes approximately 1,324 square feet of ground floor commercial space on Piedmont Avenue and the merging of two lots. The office building at 3400 Broadway would remain.</p> <p>The revision removes the parking garage, modifies the façade, and increases the number of dwelling units from 73 to 93.</p> <p>The project relies on the State Density Bonus Law (California Government Code Sections 65915-65918), which requires approval of additional housing units and incentives/concessions when affordable housing is included. The project is currently proposing that three of the units be available at Very Low-Income levels and 21 made available at Moderate Income levels.</p> <p>The project includes one concession per the State Density Bonus Law: 2,453 square feet of usable open space is provided while 5,355 square feet of open space is required.</p>
	Applicant:	Jeremy Harris (858)449-5270
	Owner:	Oakland-Piedmont Properties
	Case File Number:	PLN21042-R01
	Planning Permits Required:	Regular Design Review for new construction and a Tentative Parcel Map to create condominiums and merge two lots.

General Plan	Community Commercial
Zoning:	D-BV-3
Proposed Environmental Determination:	<p><u>Community Plan Exemption.</u> Under California Environmental Quality Act (CEQA) Guidelines Section 15183, the project qualifies for a streamlined environmental review because it is “consistent with the development density established by existing zoning, community plan, or general plan policies for which an Environmental Impact Report (EIR) was certified, except as might be necessary to examine whether there are project-specific significant effects that are peculiar to the project or its site.” Section 15183(c) specifies that “if an impact is not peculiar to the parcel or to the proposed project, has been addressed as a significant effect in the prior EIR, or can be substantially mitigated by the imposition of uniformly applied development policies or standards ..., then an additional EIR need not be prepared for the project solely on the basis of that impact.”</p> <p><u>Qualified Infill Exemption.</u> Under CEQA Guidelines Section 15183.3, the proposal is an infill project that qualifies for streamlining by limiting the topics that are subject to review at the project level, provided the effects of infill development have been addressed in a planning-level decision or by uniformly applicable development policies. No additional environmental review is required if an infill project would not cause any new specific effects or more significant effects or if uniformly applicable development policies or standards would substantially mitigate such effects.</p> <p><u>Addendum.</u> CEQA is also satisfied through CEQA Guidelines Section 15164, which states that an addendum to a certified EIR is allowed when minor changes or additions are necessary and none of the conditions for preparation of a subsequent EIR or negative declaration, per Section 15162, are satisfied.</p> <p>This project includes a CEQA analysis that demonstrates that the project is consistent with the development regulations established by the Broadway Valdez District Specific Plan (BVDSP), the project was adequately studied in the EIR prepared for the BVDSP, and project impacts will be substantially mitigated by the imposition of uniformly applied development conditions of approval. The analysis also shows that preparation of an Addendum to the BVDSP EIR is allowed for the proposed project.</p>
Historic Status:	The existing building at 3405 Piedmont Avenue that is slated for demolition is rated “F3” by the Office of Cultural Heritage Survey (OCHS). The existing building at 3400 Broadway, which stands on the western portion of the project site (the “Sawmill Building”) has an OCHS rating of “Db+”. The project site is partially within the Upper Broadway/Auto Row Area of Secondary Importance (ASI)
City Council District:	3
Action to be Taken:	Administrative decision
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Project Case Planner, Neil Gray at (510)238-3878 or by email at ngray@oaklandca.gov

3.	Location:	907 71st Ave.
	Assessor's Parcel Number(s):	041 415104700
	Proposal:	<i>Construct a new 3-story 1,885 square feet single-family home with a 404 square feet Junior ADU and a rear 850 square feet detached ADU with an attached garage parking and driveway parking space</i>
	Applicant:	Thomas Liang (510)759-3294
	Owner:	Thomas Liang (510)759-3294
	Case File Number:	PLN23034
	Planning Permits Required:	Regular Design Review for construction of new single-family home
	General Plan:	Mixed Housing Type
	Zoning:	RM-3
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Vacant Lot; OCHS Rating: D3; Non-Historic Property
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

4.	Location:	909 71st Ave.
	Assessor's Parcel Number(s):	041 415104600
	Proposal:	<i>Construct a new 3-story 1,885 square feet single-family home with 404 square feet Junior ADU and a rear 850 square feet detached ADU with an attached garage parking and driveway parking space</i>
	Applicant:	Thomas Liang (510)759-3294
	Owner:	Thomas Liang (510)759-3294
	Case File Number:	PLN22210
	Planning Permits Required:	Regular Design Review for construction of new single-family home
	General Plan:	Mixed Housing Type
	Zoning:	RM-3
	Proposed Environmental Determination:	15303-New construction or conversion of small structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Vacant Lot; OCHS Rating: D3; Non-Historic Property
	City Council District:	7
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Danny Thai at (510) 238-3584 or by email at dthai@oaklandca.gov .

“END”