

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, December 02, 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.

<b>1.</b>	<b>Location:</b>	4207 Broadway, 4225 Broadway, 4295 Broadway, 4299 Broadway, and 316-318 Garnet St
	<b>Assessor's Parcel Number(s):</b>	012 100201001, 012 100200900, 012 100200800, 012 100200601, 012 100201300
	<b>Proposal:</b>	To demolish existing structures, merge five parcels into a single 0.98-acre lot and construct a six-story mixed-use building. The project includes 143 residential units above 2,994 square feet of ground floor retail space. 15 of the homes would be affordable for very-low-income residents, resulting in a 50 percent density bonus under the State Density Bonus law. The applicant is requesting waivers under the law for rear setback, height, rear step back, and non-active uses on the ground floor.
	<b>Applicant:</b>	John Kelvin / (415) 567-9000
	<b>Owner:</b>	Broadway Bliss, LLC
	<b>Case File Number:</b>	PLN18522
	<b>Planning Permits Required:</b>	Regular Design Review for new construction and construction of new residential units and a Tentative Parcel Map to merge five parcels into one.
	<b>General Plan:</b>	Community Commercial
	<b>Zoning:</b>	Community Commercial- 2 (CC-2) Zone
	<b>Proposed Environmental Determination:</b>	A California Environmental Quality Act (CEQA) Analysis has concluded that the proposed project, separately and independently, complies with both of the following sections of the State CEQA Guidelines: Section 15183 – Projects consistent with a community plan, general plan, and zoning; and Section 15332 – Class 32 Urban Infill Exemption.
	<b>Historic Status:</b>	No historic status; Office of Cultural Heritage Survey rating: X
	<b>City Council District:</b>	1
	<b>Action to be Taken:</b>	Administrative Decision
	<b>Finality of Decision:</b>	Appealable to the Planning Commission
	<b>For Further Information:</b>	Contact Case Planner - Samina Merchant at (408)780-9042 or by email at <a href="mailto:smerchant@interwestgrp.com">smerchant@interwestgrp.com</a>

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