

APPLICATIONS ON FILE
August 13, 2021

CITY OF OAKLAND
BUREAU OF PLANNING/ZONING DIVISION
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612

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, AUGUST 23, 2021

In your communications, please indicate the case number (which is identified on each notice) so the case Planner can identify what project you're 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 r 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 4:00p.m. 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:	1926 E. 19th St.
	Assessor's Parcel Number(s):	021 024400200
	Proposal:	To install a digital wall-mounted cabinet sign of approximately 24-sf, 15' above grade on the northwest corner of the school building on E. 20th St. The proposed sign will be the third sign as there are two other freestanding signs of approximately 30-sf that will remain. The proposal will also remove the two wall-mounted wood signs located on E. 19th and 20th Streets.
	Applicant:	David Ford (510) 387-0546
	Owner:	Roosevelt Middle School
	Case File Number:	PLN20169
	Planning Permits Required:	Regular Design Review for a sign; Minor Variances for a moving/motion sign, exceeding the maximum sign area and the number of civic signs for schools in the RM-2 Zone.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-2
	Environmental Determination:	15314-Minor Additions to Schools; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Local Register; OCHS Rating: B+3
	City Council District:	2
	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 .

2.	Location:	3050 Macarthur Boulevard
	Assessor's Parcel Number(s):	028 093900802
	Proposal:	To demolish an existing SFD and commercial building and build a 4-story, 15-unit mixed-use condominium development with ground floor commercial space served by a Shared Access Easement to allow for automotive access from Florida Street.
	Applicant:	Benecia Lake, LLC
	Owner:	Mike Joyce, Benecia Lake, LLC
	Case File Number:	PLN20001
	Planning Permits Required:	Regular Design Review to demolish an existing SFD and commercial building and build a 4-story, 15-unit mixed-use building with ground floor commercial space; Minor Conditional Use Permit for Shared Access Easement; Tentative Parcel Map to create condominiums
	General Plan:	Urban Residential
	Zoning:	RU-4
	Environmental Determination:	Categorically Exempt; State CEQA Guidelines, Section 15332 – In-Fill Development; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Potential Designated Historic Property (PDHP); OCHS Rating: C3
	City Council District:	4
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

3.	Location:	5450 College Avenue
	Assessor's Parcel Number(s):	014 126205600
	Proposal:	To conduct a blood collection center and related activities by the American Red Cross within the vacant 6,250-sf one-story commercial building in the CN-1 zone. (Change of use from General Retail Sales requires a Minor Conditional Use Permit.)
	Applicant:	American Red Cross
	Owner:	American Red Cross
	Case File Number:	PLN21102
	Planning Permits Required:	Regular Design Review to make exterior alterations to existing facility; Minor Conditional Use Permit to conduct a blood collection center and related activities by the American Red Cross within the vacant 6,250-sf one-story commercial building in the CN-1 zone
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-1
	Environmental Determination:	Categorically Exempt; State CEQA Guidelines, Section: 15301 - Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Potential Designated Historic Property (PDHP); OCHS Rating D2+; Area of Secondary Importance (College Avenue Commercial)
	City Council District:	1
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

4.	Location:	2614 Seminary Avenue
	Assessor's Parcel Number(s):	038 319201600
	Proposal:	To operate an adult day care activity within an existing one-story 5,092 square-foot commercial building open Monday - Friday from 8:30am to 3:00pm.
	Applicant:	Allen & Selina Henry
	Owner:	Allen & Selina Henry
	Case File Number:	PLN21131
	Planning Permits Required:	Regular Design Review for exterior alterations to existing building; and Minor Conditional Use Permit to operate an adult day care activity within an existing one-story 5,092 square-foot commercial building
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	CN-3 Neighborhood Center Mixed Use Commercial
	Environmental Determination:	Categorically Exempt; State CEQA Guidelines, Section 15301 - Existing Facilities; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP; OCHS Rating Dc2+; Area of Secondary Importance (Seminary & Foothill);
	City Council District:	6
	Action to be Taken:	Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner, Manuel J. Escamilla at (510) 381-0188 or by email at mescamilla@oaklandca.gov .

“END”