

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, JULY 5, 2022*

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 4:00p.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.

* Day and date adjusted due to the Monday holiday.

1.	Location:	1818 Adeline Street
	Assessor's Parcel Number(s):	005-0406-027-00
	Proposal:	New three-story, three-unit, 3,819 square foot residential building in the rear portion of a lot with an existing single-family dwelling. The project will result in a total of four dwelling units.
	Applicant:	Charles Green
	Owner:	Larry Glenn
	Case File Number:	PLN21180
	Planning Permits Required:	Regular Design Review for new construction and establishment of a new dwelling unit.
	General Plan:	Mixed Housing Type Residential
	Zoning:	RM-4
	Environmental Determination:	Exempt; 15303 - New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	PDHP Dc2+; Area of Secondary Importance (Barstow Tract);
	City Council District:	3
	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 .

2.	Location:	3050 Macarthur Boulevard
	Assessor's Parcel Number(s):	028 093900802
	Proposal:	To split an existing lot into two lots, demolish an existing home and commercial building, and build a four-story, 15-unit mixed-use building 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; Conditional Use Permit for Mini-Lot
	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 .

“END”