

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, May 4, 2026

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:	1200 Lakeshore Avenue
	Assessor's Parcel Number(s):	020 012902302
	Proposal:	Legalize the conversion of the entire 4,107 square foot rooftop penthouse and common amenity space of existing 25-story apartment building into a group assembly commercial use for private events, to be rented out by local businesses, organizations and individuals. Space will also have reserved periods for tenant use only.
	Applicant:	John Kevlin / 415-567-9000
	Owner:	Rose Venture III, Inc. and Granite 1200, LLC / 415-517-7362
	Case File Number:	PLN26010
	Planning Permits Required:	Minor Conditional Use Permit to allow Group Assembly Commercial Activities. Minor Variance to allow a Group Assembly Commercial Activity and deviate from Limitation 9 in an existing Nonresidential Facility that was built prior to April 14, 2011 and hours of operation.
	General Plan:	Urban Residential
	Zoning:	RU-3 and S-13 Zones
	Proposed Environmental Determination:	Section 15301 – Minor alterations to an existing facility and Section 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
	Historic Status:	Not a Potentially Designated Historic Property; Oakland Cultural Heritage Survey rating F3; not a local landmark or heritage property
	City Council District:	District 2
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to Planning Commission
	For Further Information:	Contact Case Planner Jamila Selby at (510) 238-2949 or by email at jselby@oaklandca.gov .

2.	Location:	0 Lochard Street
	Assessor's Parcel Number(s):	048 626201300
	Proposal:	To construct a three-story 5,300 square-foot, single-family home with five bedrooms and five off-street parking spaces, setback 96'-6" away from Lochard Street and a fire truck pull-out area on a currently vacant upslope lot
	Applicant:	Maxwell Beaumont (510) 384-3066
	Owner:	Jacqueline Richards
	Case File Number:	PLN23099
	Planning Permits Required:	Regular Design Review for construction of a single-family dwelling
	General Plan:	Hillside Residential
	Zoning:	RH-2/S-9 Zones
	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
	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