

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, August 17, 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:	7520 Hamilton St
	Assessor's Parcel Number(s):	041 413901900
	Proposal:	Revision to approved project, case number PLN23158, to construct a one-story, two-bedroom single-family dwelling unit with approximately 800 square-feet of living space.
	Applicant:	Benjamin Louie
	Owner:	Poon Ling C
	Case File Number:	PLN23158-R01
	Planning Permits Required:	Regular Design Review
	General Plan:	Detached Unit Residential
	Zoning:	RD
	Proposed Environmental Determination:	15303 – New Construction or Conversion of Small Structures; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	Historic Status:	Not a Historic Property
	City Council District:	CCD7
	Action to be Taken:	Administrative Decision Pending
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Andrea Ramirez at (510) 238-6966 or by email at aramirez2@oaklandca.gov

2.	Location:	4400 Telegraph Ave
	Assessor's Parcel Number(s):	013 109902600
	Proposal:	There is an existing 4,665 sq. ft. single-story retail building located at the front of the property with an attached two-story structure at the rear. The applicant is seeking Regular Design Review for the demolition of the existing 2,060 sq. ft. two-story structure at the rear of the property and construction of a new 1,785 sq. ft. single-story addition along the north and east property lines. A Conditional Use Permit is required for the proposed change of use from General Retail Sales Commercial Activities to Administrative Commercial Activities to allow for a new non-profit office.
	Applicant:	Taylor Dearing / David Baker Architects
	Owner:	Building People Power
	Case File Number:	PLN25063
	Planning Permits Required:	Regular Design Review (Minor) and a Minor Conditional Use Permit (CUP)
	General Plan:	Neighborhood Center Mixed Use
	Zoning:	Neighborhood Center Commercial – 2 Zone (CN-2); S-13 Affordable Housing Combining Zone; and S-14 Housing Sites Combining Zone. Additional CUP findings will be made under Oakland Municipal Code Ch. 17.96.040.C regarding non-residential use on an S-14 site.
	Proposed Environmental Determination:	The project is exempt from the California Environmental Quality Act (CEQA) per the following sections of the State CEQA Guidelines: 15301 (e) – Addition to an Existing Structure; and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning

Historic Status:	Ec3
City Council District:	1
Action to be Taken:	Decision on Application
Finality of Decision:	Appealable to Planning Commission
For Further Information:	Contact Case Planner Audrey Lieberworth at (510) 238-6317 or by email at ALieberworth@oaklandca.gov

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