



CITY OF OAKLAND Bureau of Planning – Zoning Division

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031

Phone: 510-238-3911 Fax: 510-238-4730

ZONING MANAGER PUBLIC NOTICE

Location:	5050 Broadway
Assessor's Parcel Number(s):	014 124200600
Proposal:	To subdivide an existing 15.41 acre lot into three lots: Parcel 1 will be 10.14 acres; Parcel 2 will be 0.62 acres; and Parcel 3 will be 4.65 acres.
Applicant:	Scott Grady (Shops at the Ridge, LLC) – (949) 662-2100
Owner:	Broadway Rockridge, LLC (949)662-2142
Case File Number:	PLN23142
Planning Permits Required:	Tentative Parcel Map (TPM11401) to subdivide the lot into three lots
General Plan:	Community Commercial
Zoning:	CC-2 , S-14 , S-13 Zones
Proposed Environmental Determination:	15315-Minor land divisions and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (assuming exempt)
Historic Status:	OCHS Rating: X; Non-Historic Property
City Council District:	1
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 .

Your comments and questions, if any, should be directed to the case planner (listed above) within **17 calendar days of the posting of this notice**. A decision will be made on the application after this date. If you challenge a decision on this case on appeal and/or in court, you will be limited to issues raised in correspondence delivered to the **Bureau of Planning – Zoning** prior to the close of the public comment period. If you wish to be notified of the decision on this case, please inform your case planner of your wish to be included in any decision correspondence. This correspondence will need to be sent to a valid email address. If you are unable to provide one, please contact your case planner for assistance.

Please note that the description of the application found above is preliminary in nature and that the project and/or such description may change prior to a decision being made. Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission or the Commission's Residential Appeals Committee. **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**, and submitted via email to your case planner, the Zoning Manager (Rmerkamp@oaklandca.gov) and the Development Planning Manager (Cpayne@oaklandca.gov). If you are unable to contact the City via email, you must contact your case planner **as soon as possible** to arrange for an alternate method of submitting your appeal. 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 ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

POSTING DATE:
COMMENTS DUE DATE:

2/7/2025
2/24/2025

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE WHEN POSTED ON SITE