



PORT OF OAKLAND

July 27, 2022

NOTICE OF DECISION

Approval of Development Permit for 7711 Oakport Street, Oakland, CA

PLEASE TAKE NOTICE: The Port of Oakland (Port) Port Permit Coordinator has reviewed and evaluated all of the evidence in the record and, based on substantial evidence in the record, the Port Permit Coordinator has exercised his independent judgment to **approve the development permit for private Property** (#5344) located at 7711 Oakport Street, Oakland, CA on July 27, 2022. This Notice of Decision, providing public notice of the Permit Coordinator's decision, has been posted on the Port's web site: <http://www.portofoakland.com/business/bids-rfps/bid-engineering/permits/>.

Project Description

The Port is the local land use authority for the Port Area, including the Oakland Airport Business Park and the project site. The project site is located along Oakport Street at Elmhurst Creek. The work will occur on the property owned by Chadi and Ayman Moussa (Carnamic).

The applicant proposes to construct an auto dealership on the site. Further details are posted with this notice.

Environmental Review

The Port is the Lead Agency under CEQA, having land use jurisdiction over the Oakland Airport Business Park. The project boundaries are located in a developed area, and improvement will be made to an existing facility with no change of use. The Port finds that this project is categorically exempt pursuant to CEQA Guidelines Section 15332, which exempts in-fill development under certain criteria (see approval document for further information).

Appeal of Port Permit Coordinator's Decision

Any person excepting to the Port Permit Coordinator's decision may appeal to the Permit Hearing Officer by filing with the Secretary of the Board a written notice of such appeal setting forth the specific grounds thereof, and by paying to Daria Edgerly, Secretary of the Board (530 Water Street, Oakland, CA 94607 or dedgerly@portoakland.com), the \$750 administrative appeal fee. A Notice of Appeal must be filed within fourteen (14) days of this Notice of Decision. Absent an administrative appeal, the Port Permit Coordinator's decision becomes final fifteen (15) days after issuance of this Notice of Decision. Any failure to file an administrative appeal will be a complete bar to judicial review.

Port Contact Information

Please contact Joe Marsh, Port Permit Coordinator, at (510) 627-1480 or jmarsh@portoakland.com with any questions regarding the approval of this development permit.