

APPLICATIONS ON FILE
February 23, 2007

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
Oakland, California 94612-2031

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 have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project applications and/or plans by visiting our offices. The case planner need not be present to see the project file. Your comments and/or questions regarding an application must be directed to the Community and Economic Development Agency – Zoning Division, to the attention of the designated case planner, and by the end of the 10-day public comment period:

March 5, 2007

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.

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 10-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the Community and Economic Development Agency – Zoning Division, at the address indicated above.

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 Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. 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.

Please help up achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or 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: 410-424 7 th Street (APN: 001 -195-007-00) (12/20/06)
	Proposal: To create 23 new residential and 6 commercial condominium units.
Contact Person/Phone Number:	Ted Dang (510) 832-2628
	Owner: Sunny Property Inc.
	Case File Number: TPM 9405
Planning Permits Required:	Tentative Parcel Map to create 23 new residential and 6 commercial condominium units.
	General Plan: Central Business District
	Zoning: C-40 Community Thoroughfare Commercial Zone S-4 Design Review Combining Zone S-17 Downtown Open Space
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Subdivision of existing commercial or industrial buildings Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property Survey Rating: X
Service Delivery District:	Metro Downtown
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

2.	Location: Two vacant lots located between 6901 and 6925 Balsam Way (APNs: 048G-7432-019 & 048G-7432-019-020) (1/17/07)
	Proposal: To construct two new single family dwellings served by a Shared Access Facility.
	Applicant: Terence Lee
Contact Person /Phone Number:	(415) 713-9248
	Case File Number: CU 07-012, DR 07-013 & DR 07-014
Planning Permits Required:	Design Review to construct two new single family dwellings. Conditional Use Permit for a Shared Access Facility.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

3.	Location: 428 7 th Street (APN: 001 -0195-08-00) (08/03/06)
	Proposal: To construct a new five-story mixed-use building involving commercial spaces on the first two floors and 6 residential units on the upper floors.
	Applicant: Owen O'Neil
Contact Person /Phone Number:	(510) 658-8601
	Case File Number: DR 06-406
Planning Permits Required:	Design Review to construct a new mixed-use building.
	General Plan: Central Business District
	Zoning: C-40 Community Thoroughfare Commercial Zone S-4 Design Review Combining Zone S-8 Urban Street Combining Zone S-17 Residential Open Space Combining Zone
Environmental Determination:	Exempt, Sections 15332 of the State CEQA Guidelines: Infill development Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
	Service Delivery District: Metro
	City Council District: 3
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

4.	Location: 3521 Maybelle Avenue (APN: 030 -1981-156-00) (12/18/06)
	Proposal: To establish a private membership community center within an existing commercial building. The building would also be available for rental for group assembly activities unrelated to the community center.
	Applicant: The Porter Place
Contact Person/Phone Number:	Antionette Porter (510) 436-3701
	Owner: Richard Yee
	Case File Number: CU 06-612
Planning Permits Required:	Conditional Use Permit to establish a community assembly civic activity and group assembly activities located on the ground floor of a commercial building.
	General Plan: Neighborhood Center
	Zoning: C-31 Special Retail Commercial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property (PDHP) Survey Rating: F3
	Service Delivery District: 4
	City Council District: 4
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

5.	Location: 1866 Pleasant Valley Avenue (APN: 013 -1128-012-00) (2/5/07)
	Proposal: Interim Conditional Use Permit to allow an Administrative Office Use.
	Applicant: Marilyn Gardunio
Contact Person/Phone Number:	(510) 658-3441
	Owner: John and Marilyn Gardunio
	Case File Number: CU 07-039
Planning Permits Required:	Interim Conditional Use Permit to allow an administrative office use within the R-50 Zone.
	General Plan: Neighborhood Center Mixed Use
	Zoning: R-50 Medium Density Residential Zone S-18 Mediated Design Review Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property Survey Rating: X
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

6.	Location: 5800 & 5802 Ocean View Drive (APN: 048A-7053-025-00) (11/13/06)
	Proposal: To convert two existing residential dwelling units into two residential condominium units.
	Applicant: Jonathan Gabel
Contact /Phone Number:	(510) 653-8879
	Owner: Jonathan Gabel
	Case File Number: TPM 9288
Planning Permits Required:	Vesting Tentative Parcel Map for condominium conversion.
	General Plan: Mixed Housing Type
	Zoning: R-35 Special One-Family Residential Zone S-18 Mediated Residential Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301 (k) of the State CEQA Guidelines: Division of existing multiple family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated Historic Property Survey Rating: C2+
Service Delivery District:	2
City Council District:	1
For further information:	Contact case Planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com .

7.	Location: 621 E. 15 th Street (APN: 020 -0135-002-01) (7/7/06)
	Proposal: Design review to allow a patio enclosure in front of an existing three unit building.
Contact Person/Phone Number:	Stephen McKinney (510) 861-1515
	Owner: Hovetta & David Napier
Case File Number:	DR 06-346
Planning Permits Required:	Design Review to allow a patio enclosure in front of an existing 3-unit building.
General Plan:	Mixed Housing Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Potential Designated Historic Property (PDHP) Survey Rating: D2+
Service Delivery District:	3
City Council District:	2
For Further Information:	Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

8.	Location: 2010 E 19 th Street (APN 021-0245-017-00) (11/30/06)
	Proposal: To split an existing parcel into two lots.
Contact Person/Phone Number:	Jenny Zheng (510) 337-1500
	Owner: Jenny Zheng
Case File Number:	CU 06-591 & TPM 9376
Planning Permits Required:	Conditional Use Permit to allow a subdivision creating two substandard lots between existing buildings. Tentative Parcel Map to split one parcel into two lots.
General Plan:	Mixed Housing Type
Zoning:	R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines: Minor land divisions Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Not a Potential Designated Historic Property (PDHP) Survey Rating: Fd3
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com .

9.	Location: 4928-4930 Webster Street (APN: 013 -1146-019-00) (01/18/07)
	Proposal: To construct a new attached rear two-story residential addition to an existing two-unit residential property.
	Applicant: Kevin Allen
	Contact /Phone Number: (510) 595-6842
	Owner: Kevin Allen
	Case File Number: CD 07-022
	Planning Permits Required: Conditional Use Permit to increase the maximum building lot coverage up to 50% for properties containing two dwelling units. Regular Design Review for a new residential addition to an existing two-dwelling unit in the R-35 Special One-Family Residential Zone.
	General Plan: Mixed Housing Type
	Zoning: R-35 Special One-Family Residential Zone S-18 Mediated Residential Design Review Combining Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
	Historic Status: Not a Potential Designated Historic Property Survey Rating: X
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com .

10.	Location: 4244 Masterson Street, 3667 and 3673 High Street (APN 030 -1935-026-01, 030 -1935-020-00 and 030 -1935-021-00)
	Proposal: Adjust a lot line located between three existing parcels.
	Applicant/Phone Number: Michael Collins (510) 755-0776
	Owners: Michael Collins, Sharon Celton, Dennis Kaplan, Mark Berensen
	Case File Number: PMW 06-042
	Planning Permits Required: Parcel Map Waiver for lot line adjustment.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines: Minor lot line adjustment Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Properties (PDHP) Survey Rating: D3
	Service Delivery District: 4
	City Council District: 4
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

13. **Location:** Two vacant lots at the intersection of Fruitvale Avenue and Wrenn Street, the lots are on the eastern side of the roadbed located between 4344 Fruitvale Avenue and 2090 Wrenn Street (directly across the street from 2070 Hoover Avenue) (APN's 029A-1311-001-00 & 029A-1311-021-00) (3/26/04)(*This re-notice is to correct deficiencies and errors in the notification procedure of the prior notice*)
- Proposal:** Construction of a shared driveway across two lots and construction of a single family dwelling on the northernmost lot.
- Contact Person/Phone Number:** Renee & Simon Yu
(510) 482-8463
- Owner:** Renee & Simon Yu
- Case File Number:** CDV 04-192
- Planning Permits Required:** Conditional Use Permit to construct a shared driveway across two adjacent lots, Variance to build 20 feet from the rear lot line where 68 feet is required, and Design Review for a new single family dwelling on the northern lot.
- General Plan:** Hillside Residential
- Zoning:** R-30 One Family Residential Zone
- Environmental Determination:** Exempt, Sections 15303 of the State CEQA Guidelines:
New construction of small structures
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning
- Historic Status:** Not a Potential Designated Historic Property
No Survey Rating: Vacant Lot
- Service Delivery District:** 4
- City Council District:** 4
- For further information:** Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com.
