

APPLICATIONS ON FILE
April 27, 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:

May 14, 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: 2841 Filbert Street (APN: 005 -0454-012-00) (4/4/07)
	Proposal: To construct a 1,381 square foot detached second unit at the rear of an existing single family dwelling for a total of two units on the subject site.
	Applicant: Brandon Le
Contact Person /Phone Number:	Brandon Le (510) 652-4433
	Case File Number: DR 06-558
Planning Permits Required:	Regular Design Review to construct a new 1,381 square-foot second unit at the rear of an existing single family dwelling.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small-Lot Residential 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: Potential Designated Historic Property Survey Rating: C2+
Service Delivery District:	1
City Council District:	3
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

2.	Location: 6322 San Pablo Avenue (APN: 016 -1447-017-00) (2/22/07)
	Proposal: Raise the existing single family residence to accommodate a second unit in the ground floor. The existing residential building is located behind the commercial building on San Pablo Avenue.
	Applicant: Mary Bull-Ransom
Contact Person/Phone Number:	(510) 568-1759
	Owner: Doris O'Neil
	Case File Number: EDR 07-005
Planning Permits Required:	Mediated Design Review
	General Plan: Community Commercial
	Zoning: C-30 District Thoroughfare Commercial 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 Potentially Designated Historic Property Survey Rating: F3
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

7.	Location: 1508 Willow Street (APN: 007 -0555-022-00) (02/22/07)
	Proposal: To construct a 1,467 square foot two story addition to the side of an existing single family residence.
Contact Person/Phone Number:	Harvey Wong (415) 602-5847
	Owners: De Rong Lau
	Case File Number: DR 07-061
Planning Permits Required:	Design Review for an addition to an existing single-family dwelling, which includes the relocation of the garage.
	General Plan: Mixed Housing Type
	Zoning: R-36 Small Lot Residential 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 Potential Designated Historic Property Survey Rating: *3
Service Delivery District:	1
City Council District:	3
For further information:	Contact case planner David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com .

8.	Location: Lot 3059 Jewell Court (APN: 048G-7445-031-00) (2/7/07)
	Proposal: To construct a new 5,619 square foot single family dwelling on a vacant 14,346 square foot downhill lot.
Contact Person/Phone Number:	Glen Jarvis (510) 654-6755
	Owner: Hansen Associates, LLC
	Case File Number: DV 07-044
Planning Permits Required:	Regular Design Review for a new single-family dwelling and Variances to: (a), exceed the 50% maximum paving limitation in the front yard; (b), exceed the 22 foot maximum garage width when located within 30 feet of a street line, and (c), to exceed the 50% maximum garage width in relation to the house width.
	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: Vacant Lot
Service Delivery District:	2
City Council District:	1
For Further Information:	Contact Ann M. Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com .

9.

Location: 4922 Desmond Street (APN: 013 -1136-019-01) (4/21/07)
Proposal: To raise a two-story building in the rear yard by 4 feet in the side and rear yard setbacks. Subdivide the existing parcel into two lots.

Contact Person/Phone Number: Leonard Raphael
(510) 381-4444

Owner: Leonard Raphael

Case File Number: CDV 07-110 & TPM 9456

Planning Permits Required: Tentative Parcel Map and Conditional Use Permit to subdivide one lot into two lots between existing buildings. Design Review and Variances to allow the rear building to be raised 4 feet in height within 3.7 foot side yard (where 5 feet is required) and 3.5 foot rear setback (where 15 feet is required).

General Plan: CC Community Commercial

Zoning: R-35 Special One Family Residential Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to existing facilities
Section 15183 of 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 **Dave Valeska** at (510) 238-2075 or dvalueska@oaklandnet.com.

10.

Location: 2032 East 12th Street (APN: 020 -0109-010-02) (11/23/06)
Proposal: To construct a 6,314 square foot church (community assembly activity) with 63 parking spaces. (This project is being re-noticed to add the Interim Conditional Use Permit.)

Contact Person/Phone Number: Rick L. Dumas, RLD Associates
(510) 538-9991

Owner: East Bay Korean Baptist Church

Case File Number: CD 06-580

Planning Permits Required: Conditional Use Permit and Design Review for a Community Assembly Use within the C-60 zone. Interim Minor Conditional Use Permit to interpret the General Plan category of Business Mix to allow Community Assembly (a church) in this location.

General Plan: Business Mix

Zoning: C-60 City Service Commercial 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: Vacant Lot

Service Delivery District: 3

City Council District: 2

For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com.

11.	Location: 694-696 63rd Street (APN: 015 -1364-023-00) (01/11/07)
	Proposal: To convert four existing residential dwelling units into four residential condominium units.
	Applicant: John E. Gutierrez
	Contact /Phone Number: (510) 647-0600
	Owner: Tuyet Bach Nguyen
	Case File Number: TPM 9421
	Planning Permits Required: Tentative Parcel Map for condominium conversion.
	General Plan: Mixed Housing Type
	Zoning: R-40 Garden Apartment Residential 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: Dc3X
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case Planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com .
