

APPLICATIONS ON FILE
May 23, 2008

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
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.

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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 17-day public comment period:

June 9, 2008

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 17-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 seventeen (17) 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:** 1050 70th Avenue (APN 041-4148-063-00) (5/8/08)
 Proposal: To convert an apartment building containing four dwelling units into condominiums.
 Contact Person/ Jaime Lee
 Phone Number: (925) 683-8447
 Owner: Jaime Lee
 Case File Number: TPM 9786
Planning Permits Required: Tentative Parcel Map to subdivide a 4 unit apartment building for condominium purposes.
 General Plan: Detached Unit Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of existing residence into common interest ownership;
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: C2+ (minor and secondary importance or superior example)
Service Delivery District: 5
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

2. **Location:** 1056 70th Avenue (APN: 041 -4148-064-00) (5/8/08)
 Proposal: To convert an apartment building containing four dwelling units into condominiums.
Contact Person/Phone Number: Jaime Lee
(925) 683-8447
 Owner: Jaime Lee
 Case File Number: TPM 9646
Planning Permits Required: Tentative Parcel Map to subdivide a 4 unit apartment building for condominium purposes
 General Plan: Detached Unit Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of existing residence into common interest ownership;
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: C2+ (minor and secondary importance or superior example)
Service Delivery District: 5
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

7. **Location:** 1511 E 17th Street (APN: 020 -0196-002-00) (3/31/08)
 Proposal: To construct a 1,439 square foot, two-story second dwelling unit attached to the rear of an existing 1,288 square foot, two-story dwelling.
Contact Person/ Tuong Tran
Phone Number: (408) 425-4523
Owner: Yue Ming Li
Case File Number: DR 08-109
Planning Permits Required: Design Review (Regular) to allow construction of a new dwelling unit
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of a small structure;
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: Dc3
Service Delivery District: III
City Council District: 2
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or by email: lmccullen@oaklandnet.com

8. **Location:** 1379 Hampel Street (APN: 024 -0526-003-00) (4/17/2008)
 Proposal: To convert four residential dwelling units into four residential condominium units.
Contact Person/ John Gutierrez
Phone Number: (510) 209-9280
Owners: Neil Guiney and Tom Dannenberg
Case File Number: TPM 9754
Planning Permits Required: Tentative Parcel Map for condominium purposes
General Plan: Detached Unit Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Division of existing multi-family dwelling into common-interest ownership;
Section 15318 of the State CEQA Guidelines:
Projects consistent with community plan, general plan or zoning
Historic Status: Not a Potential Designated Historic Property;
Survey Rating: X
Service Delivery District: III
City Council District: 5
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

9. **Location:** **3055 Macarthur Blvd. (APN: 028 -0938-021-00) (5/8/08)**
 Proposal: To convert of an existing single-family residence into a Medical Service Commercial Activity (Laurel Pediatrics).
 Contact Person/ Carol Glann
 Phone Number: (510) 316-8432
 Owners: Victor & Kim Kwan
 Case File Number: **CU 08-160**
Planning Permits Required: Conditional Use Permit (Minor) to allow the conversion of a living unit located in a non-residential zone to a non-residential activity
 General Plan: Urban Residential
 Zoning: C-25 Office Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to an existing facility;
Section 15318 of the State CEQA Guidelines:
Projects consistent with community plan, general plan or zoning
 Historic Status: Potential Designated Historic Property;
Survey Rating: Dc3
Service Delivery District: IV
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or JHerrera@oaklandnet.com

10. **Location:** **Vacant lot located on Macarthur Blvd. between 9632 and 9700 (APN: 048 -5599-035-00) (4/10/08)**
 Proposal: To allow construction of a new 2,175 square foot 2-story single-family home on a 3,125 square foot upslope lot with grade not exceeding 20%.
 Contact Person/ Mark Bucciarelli, AIA
 Phone Number: (650) 455-1207
 Owner: Luis Alves
 Case File Number: **DR 08-126**
Planning Permits Required: Design Review (Regular) for new construction of a 2-story single family home
 General Plan: Neighborhood Center Mixed Use
R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of small structures;
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: X
Service Delivery District: VI
City Council District: 7
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or JHerrera@oaklandnet.com

11.	Location: 372 63 rd Street (APN: 016 -1402-011-00) (04-16-08)
	Proposal: To construct a 64 square feet, second-story dormer to contain a master bathroom located on the northeast side corner of the existing 1,900 square feet two-story, two-unit residential facility.
	Contact Person/ William Coburn
	Phone Number: (510) 893-8826
	Owner: Lexine M. Alpert
	Case File Number: DV 08-129
	Planning Permits Required: Design Review (Regular) to allow construction of a new residential addition; Variance (Minor) to allow an addition to be set back 3 feet 6 inches from a side property line where 5 feet is required
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Existing Facility; Section 15183 of the State CEQA Guidelines: Projects consistent with a community 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 by email at mrivera@oaklandnet.com

12.	Location: 2608 Wakefield Avenue (APN: 022 -0351-048-00) (8/30/06)
	Proposal: To convert a raised single-family dwelling into three dwelling units.
	Contact Person/ Ricky Troung
	Phone Number: (510) 205-7860
	Owner: Mark Orviss
	Case File Number: CD 06-454
	Planning Permits Required: Conditional Use Permit (Minor) to allow 3 dwelling units at a property located in the R-50 Zone; Design Review (Regular) to allow construction of 3 dwelling units
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor additions to an existing structure; 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: D3
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

13.	Location: 5040 Mountain Boulevard (APN: 037 -2605-009-01) (2/7/08)
	Proposal: To convert a daycare center located in a single-family home and providing services for 14 children (Limited Childcare Civic Activity) by eliminating the facility's residential component and increasing its capacity to 36 children (up to 5 years of age); <i>the project would be accompanied by minor façade alterations required under case no. DRD06-0374, approved 12/30/07.</i>
	Applicant/Phone Number: Renata Zimany (510)530-1585
	Owners: Renata & Francois Zimany
	Case File Number: CU 08-033
	Planning Permits Required: Conditional Use Permit (Minor) to allow a Community Education Civic Activity in the R-30 Zone (OMC Sec. 17.16.050(A))
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303(a) of the State CEQA Guidelines: Conversion of Small Structures (One single-family home); 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: 4
	City Council District: 6
	For further information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com
