

APPLICATIONS ON FILE
June 27, 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:

July 14, 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:** **Mattis Court, Lot #15 (APN 037-2530-031-00) (3/12/08)**
 Proposal: To construct a new single-family dwelling.
 Applicant: Carona Engineers, Inc.
 Contact Person/ Debo Sodipo/
 Phone Number: (510)333-6448
 Owner: East T&K Investments, LLC.
 Case File Number: **DV08-075**
Planning Permits Required: Regular Design Review for a new Single-Family Dwelling;
Minor Variance for a driveway located within 10-feet of an adjacent drive way
 General Plan: Detached Unit Residential
 Zoning: R-30 One-Family 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 consist with a community plan, general plan or zoning
 Historic Status: Vacant lot
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Moe Hackett** at **(510) 238-3973** or
mhackett@oaklandnet.com

2. **Location:** **1832 (and "1826") Bridge Avenue (APN: 033 -2135-003-00) (6/18/08)**
 Proposal: To convert 4 dwelling units contained within 2 separate residential
buildings into condominiums.
 Contact Person/ Jose Robles/
 Phone Number: (510) 922-9382
 Owner: Milagros LLC
 Case File Number: **TPM 9792**
Planning Permits Required: Tentative Parcel Map to subdivide 4 dwelling units contained in 2
buildings on one property for condominium purposes
 General Plan: Urban Residential
 Zoning: C-30 District Thoroughfare Commercial 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: Not a Potential Designated Historic Property;
Survey rating: X
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Moe Hackett** at **(510) 238-3973** or
mhackett@oaklandnet.com

3. **Location:** 2443 13th Avenue (APN 022-0332-001-01) (3/20/08)
 Proposal: To construct a two-story, 2,840 square foot, two-family dwelling on a vacant lot.
Contact Person/Phone Number: Doug Gawoski / (415) 342-5351
 Owner: Sang Sok
 Case File Number: CD08-082
 Planning Permits Required: Minor Conditional Use Permit to allow 2 units in the R-35 Zone; Regular Design Review for a new two-family dwelling
 General Plan: Mixed Housing Type Residential
 Zoning: R-35 Special One-Family 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: Vacant Parcel; No Survey Rating
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

4. **Location:** 1633 Harrison Street (APN: 008 -0625-022-00) (4/3/08)
 Proposal: To construct a new 72-unit affordable senior housing building including one manager unit for a total of 73 units.
 Owner/Applicant: Christian Church Homes
Contact Person/Phone No.: Karen Smith – Pyatok Architects (510)465-7010
 Case File Number: CDV08-114
Planning Permits Required: Minor Conditional Use Permit to reduce required parking by approximately 75% for senior housing by providing 20 parking spaces;
 Minor Variances to allow 1,600 sq. ft. of open space where 5,400 sq. ft. is required and to allow a zero rear yard setback where 15 feet minimum is required;
 Design Review to construct a new residential facility.
 Zoning: C-55 Central Core Commercial Zone/
 S-17 Residential Open Space Combining Zone
 General Plan: Central Business District
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines: Infill development; 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: NA
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or by email at: mbrenyah@oaklandnet.com

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| 7. | Location: 1737 34 th Avenue (APN: 033 -2118-016-00) (5/29/08) |
| | Proposal: To construct a new 1,304 square-foot two-story single-family dwelling and an attached 554 square-foot garage at the rear of a lot containing an existing 1,442 square-foot single-family dwelling. |
| | Contact Person/ Elpidio Ramos |
| | Phone Number: (510)385-6217 |
| | Owner: Miguel Hipolito and Sonia Ramos |
| | Case File Number: DR08-173 |
| | Planning Permits Required: Regular Design Review for the construction of a new single-family dwelling at a lot with an existing single-family dwelling |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: 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: Potential Designated Historic Property; Survey rating: Dc3 |
| | Service Delivery District: 4 |
| | City Council District: 5 |
| | For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com |
