

**APPLICATIONS ON FILE**  
**October 27, 2006**

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

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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:**

**November 6, 2006**

**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.

<b>1.</b>	<b>Location:</b> 9899 Macarthur Boulevard ( APN: 046 -5491-014-02) (7/28/06)
	<b>Proposal:</b> To allow a Micro Telecommunications Facility located on the roof top of the Crown Lodge Motel which includes 6 screened antennas and an equipment cabinet located in an existing room.
<b>Contact Person/Phone Number:</b>	Mike Mangiantini, T-Mobile (916) 759-7254
<b>Owner:</b>	Vallabhbhai Patel & Jamananben Patel
<b>Case File Number:</b>	<b>DR 06-391</b>
<b>Planning Permits Required:</b>	Design Review to establish a telecommunication facility on the roof top of the Crown Lodge Motel.
<b>General Plan:</b>	Urban Residential
<b>Zoning:</b>	R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines Minor alterations to an existing facility
<b>Historic Status:</b>	Not a Potential Designated Historic Property Survey Rating: X
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or by email at: <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> 276 Hegenberger Road and adjacent "Ratto" property (APN: 044 -5077-005-01 & 044 -5020-001-19) (4/4/06)
	<b>Proposal:</b> Restoration of approximately 1,100 linear feet of a tributary to San Leandro Creek that was previously filled in and culverted without City permits. Phase I work includes wet weather grading to re-contour the channel, and the planting of native landscaping to vegetate and stabilize the reconstructed banks. Phase II work will occur outside of the rainy season (October 15 - April 15), and involve installation of culvert/tide gates to connect the restored creek channel to San Leandro Creek.
<b>Contact Person/Phone Number:</b>	Robert Torres, Ackland International Inc. (650) 589-7514
<b>Owner:</b>	Baljit Singh
<b>Case File Number:</b>	<b>CP 06-091</b>
<b>Planning Permits Required:</b>	Category IV Creek Protection Permit to restore approximately 1,100 linear feet of a tributary to San Leandro Creek that was previously filled in and culverted without City permits
<b>General Plan:</b>	Business Mix
<b>Zoning:</b>	C-36 Gateway Boulevard Service Commercial Zone S-4 Design Review Combining Zone
<b>Environmental Determination:</b>	Exempt; Section 15333 of State CEQA Guidelines Small Habitat Restoration
<b>Historic Status:</b>	Not a Potential Designated Historic Property; post-1945 or modernized Survey Rating: F3
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Ed Manasse</b> at (510) 238-7733 or by email at: <a href="mailto:emanasse@oaklandnet.com">emanasse@oaklandnet.com</a>



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**Zoning:** C-5 Neighborhood Commercial Zone Regulations  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines  
Minor alterations to an existing facility  
**Historic Status:** Potential Designated Historic Property (PDHP), Secondary importance or superior example  
Survey Rating: C3  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3979 or by email at: [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

5. **Location:** 1150 55<sup>th</sup> Street (APN: 015 -1310-016-00) (9/20/06)  
**Proposal:** Creation of two commercial condominium units.  
**Contact Person/Phone Number:** Ivor Brown & Alison Keene  
(510) 652-2184  
**Owner:** Ivor Brown & Alison Keene  
**Case File Number:** TPM 9266  
**Planning Permits Required:** Tentative Parcel Map to create 2 condo units. (One live work unit approved under CU 95-049 on 5/05/95)  
**General Plan:** Mixed Housing Residential  
**Zoning:** M-20 Light Industrial Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines  
Condominiums  
**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 **Caesar Quitevis** at (510) 238-6343 or by email at: [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

6. **Location:** 1746 16<sup>th</sup> Street (APN: 007 -0558-004-00) (8/30/06)  
**Proposal:** Condo conversion of eight existing live/work units.  
**Contact Person/Phone Number:** Bill Wong  
(510) 268-8889  
**Owner:** Nishant Joshi  
**Case File Number:** TPM 9260  
**Planning Permits Required:** Tentative Parcel Map for commercial condominiums.  
**General Plan:** Business Mix  
**Zoning:** M-20 Light Industrial Zone  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines  
Condominiums  
**Historic Status:** Potentially Designated Historic Property (PDHP), ASI Anchor (primary contributor);  
Survey Rating: Cb-2+  
**Service Delivery District:** 3  
**City Council District:** 1  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or by email at: [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)



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**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines  
In-Fill development  
**Historic Status:** Not a Potential Designated Historic Property  
Survey Rating: None  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3979 or by e-mail at:  
[mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

**10.**                      **Location:** **Tunnel Road (APN: 048H-7520-024-00) (vacant parcel west of 2025 Tunnel Road) (5/06/06)**  
**Proposal:** New 3,590 square foot 2-story single-family dwelling on a down slope lot.  
**Contact Person/Phone Number:** Alexandra Martynetz  
(510) 763-3677  
**Owner:** Noel Yi  
**Case File Number:** **DR 06-223**  
**Planning Permits Required:** Residential Design Review for new construction in the S-10 and S-11 Combining Zone.  
**General Plan:** Hillside Residential  
**Zoning:** R-20 Low-Density Residential Zone  
S-10 Scenic Route Combining Zone  
S-11 Site Development and Design Review Combining Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines  
New construction  
**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 case planner **Caesar Quitevis** at (510) 238-6343 or by e-mail at:  
[clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

**11.**                      **Location:** **Cesar Chavez Park, Foothill Boulevard (APN: 033 -2135-026-02) (6/5/06)**  
**Proposal:** To construct a 1,200 square foot, at-grade deck/platform seating area adjacent to an existing playground. Approved by the Parks and Recreation Advisory Commission on 6/14/06.  
**Owners:** City of Oakland  
**Contact Person/Phone Number:** David Ralston, Neighborhood Commercial Revitalization Unit  
(510) 238-2970  
**Case File Number:** **CU 06-272**  
**Planning Permits Required:** Minor conditional use permit for a seating area.  
**General Plan:** Urban Residential  
Mixed Housing Type  
**Zoning:** OS (NP) Neighborhood Park  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines  
Minor change to an existing facility  
**Historic Status:** Not a Potential Designated Historic Property  
No Survey Rating  
**Service Delivery District:** 4  
**City Council District:** 5  
**For further information:** Contact case planner **Laura Kaminski** at (510) 238-6809 or by e-mail at:  
[lkaminski@oaklandnet.com](mailto:lkaminski@oaklandnet.com)



**INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS**

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements.

<b>14.</b>	<b>Location:</b> <b>Castle Drive (APN: 048D-7268-007-00) (9/13/06)</b>
	<b>Proposal:</b> To construct a 649 square foot secondary unit and a 4,279 square foot new single family dwelling on a downslope lot.
<b>Contact Person/Phone Number:</b>	Robert Kelly (510) 834-2563
	<b>Owner:</b> Al Masso
	<b>Case File Number:</b> <b>DRC 06-223</b>
<b>Planning Permits Required:</b>	Special Residential Design Review for a 649 square foot secondary unit and a 4,279 square foot new single family dwelling.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-20 Low Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines New construction
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Caesar Quitevis</b> at <b>(510) 238-6343</b> or by email at: <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>

<b>15.</b>	<b>Location:</b> <b>Castle Drive (APN: 048D-7268-008-00) (9/13/06)</b>
	<b>Proposal:</b> To construct a 649 square foot secondary unit and a 3,022 square foot new single family dwelling on a downslope lot.
<b>Contact Person/Phone Number:</b>	Robert Kelly (510) 834-2563
	<b>Owner:</b> Al Masso
	<b>Case File Number:</b> <b>DRC 06-222</b>
<b>Planning Permits Required:</b>	Special Residential Design Review for a 649 square foot secondary unit and a 3,022 square foot new single family dwelling.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-20 Low Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines New construction
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Caesar Quitevis</b> at <b>(510) 238-6343</b> or by email at: <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>