

APPLICATIONS ON FILE
November 17, 2006

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:

December 1, 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.

1.	Location: 1127 Norwood Avenue (APN: 024 -0534-005-00) (10/9/06)
	Proposal: To convert four residential dwelling units into four residential condominium units.
	Applicant: John Gutierrez (510) 647-0600
	Owner: 1127 Norwood Avenue, LLC
	Case File Number: TPM 9246
	Planning Permits Required: Tentative Parcel Map for the creation of 4 residential condominiums.
	General Plan: Detached Unit Residential
	Zoning: R-30 One Family Residential Zone
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines Division of existing multiple family or single-family residences into common interest ownership
	Historic Status: Potential Designated Historic Property (PDHP) Survey Rating: C3
	Service Delivery District: 3
	City Council District: 5
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

2.	Location: 2101 Webster Street (APN: 008 -0651-003-01) (6/13/06)
	Proposal: Revision to a previously approved Conditional Use Permit and Design Review Permit (CD 05-597) to add 2 more antennas to the north side of the roof penthouse of a 20-story building that currently has 6 antennas.
	Owner: Sodalite LP
	Contact Person/Phone Number: Annie Wilson (925) 521-5914
	Case File Number: REV 06-022
	Planning Permits Required: Revision to a previously approved Conditional Use Permit and Design Review Permit (CD 05-597).
	General Plan: Central Business District
	Zoning: C-55 Central Core Commercial Zone S-17 Downtown Residential Open Space Combining Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines Minor alteration to an existing facility
	Historic Status: Not a Potential Designated Historic Property Survey Rating: F3
	Service Delivery District: Metro
	City Council District: 3
	For further information: Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

3.	Location: 3136 Union Street (APN: 005 -0462-032-00) (10/03/06)
	Proposal: To legalize foundation replacement and addition at the rear of an existing building.
	Applicant: Robert Horton
	Contact Person /Phone Number: Robert Horton (510) 436-4507
	Case File Number: DV 06-491 (Related to DR 02-007)
	Planning Permits Required: Design Review for exterior alteration and Variance to allow a 0 foot side yard setback where 3 feet is required.

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General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines
Minor alterations to an existing facility
Historic Status: Potential Designated Historic Property (PDHP)
Survey Rating: C3
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.

4. **Location:** 1334 East 27th Street (APN: 022 -0356-018-03) (9/19/06)
Proposal: To convert four residential rental units into four residential condominium units.
Contact Person /Phone Number: William Boyd
(510) 222-0534
Owner: William Boyd
Case File Number: TPM 9032
Planning Permits Required: Tentative Parcel Map for condominium purposes.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One Family Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Division of existing multiple family or single-family residences into common interest ownership
Historic Status: Not a Potentially Designated Historic Property
Survey Rating: D3
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

5. **Location:** 3441 Wilson Avenue (APN: 028 -0909-010-00) (10/11/06)
Proposal: To convert four residential dwelling units into four residential condominium units.
Applicant: John Gutierrez
(510) 647-0600
Owner: Michael Marr
Case File Number: TPM 9158
Planning Permits Required: Tentative Parcel Map for condominium purposes.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Division of existing multiple family or single-family residences into common interest ownership
Historic Status: Not a Potentially Designated Historic Property
Survey Rating: X
Service Delivery District: 3
City Council District: 5
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

Case File Number:	VDRC 06-460
Planning Permits Required:	A Variance to allow 3 foot side yard setback where a 4 foot side yard setback is required and to allow an exterior front stair projection of 7 feet 6 inches where a 6 foot projection into the front yard setback is allowed.
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines Minor addition to an existing structure
Historic Status:	Potential Designated Historic Property (PDHP); Secondary Importance Survey Rating: C3
Service Delivery District:	4
City Council District:	5
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

9.	Location: 577-579 59th Street (APN: 015 -1373-040-00) (10/11/06)
	Proposal: To convert an existing 3 story, 4 unit apartment building into 3 residential condominium units.
Contact Person/Phone Number:	Eric Burris (510) 452-5253
Owner:	Burris-Gorman LLC
Case File Number:	TPM 9247
Planning Permits Required:	Tentative Parcel Map to create 3 residential condominium units.
General Plan:	Mixed Housing Type Residential
Zoning:	R-40 Garden Apartment 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 or single-family residences into common interest ownership
Historic Status:	Not a Potential Designated Historic Property Survey Rating: X
Service Delivery District:	1
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jsmadani@oaklandnet.com .

10.	Location: 1083 67th Street (APN: 016 -1454-024-00) (10/19/06)
	Proposal: To convert two existing detached duplex buildings into 4 residential condominium units.
Contact Person/Phone Number:	Henry L. Roberts (510) 830-5755
Owner:	Henry L. Roberts
Case File Number:	TPM 9253
Planning Permits Required:	Tentative Parcel Map to create 4 residential condominium units.
General Plan:	Mixed Housing Type Residential
Zoning:	R-40 Garden Apartment Residential Zone S-18 Mediated Residential Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines Division of existing multiple family or single-family residences into common interest ownership

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Historic Status: Not a Potential Designated Historic Property
Survey Rating: X
Service Delivery District: 1
City Council District: 2
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com.

11. **Location:** 1462 12th Street (APN: 004 -0087-027-00) (07/25/05)
Proposal: To construct a new 10 feet high wood fence (with a trellis on top) along the front property line and the west side property line of a vacant residential lot.
Applicant: William Coburn
Contact Number: (510) 893-8826
Owner: Gerrie Scott
Case File Number: DV 06-381
Planning Permits Required: Design Review to construct a new fence. Variance to allow the construction of a 10 feet high wood fence in the front yard setback where the maximum permitted height is 3.5 feet and in the side yard setback where the maximum permitted height is 8 feet.
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
Historic Status: No survey rating, vacant lot
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com.

12. **Location:** 1916 Telegraph Avenue (Corner of Telegraph Avenue and 19th Street) (APN: 008 -0639-005-00) (11/17/06)
Proposal: General Food Sales (new restaurant) within 20 feet of ground floor.
Contact Person/Phone Number: Dona Savitsky
(510) 387-8523
Owner: Richard Weinstein
Case File Number: CU 06-554
Planning Permits Required: A Conditional Use Permit to allow General Food Sales (new restaurant) to be located within 20 feet of ground floor.
General Plan: Central Business District
Zoning: C-55 Central Core Commercial Zone
S-8 Urban Street Combining Zone
S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines
Minor alterations to an existing facility
Historic Status: Designated Historic Property (DHP), API Anchor
Survey Rating: A1+ (Floral Depot Bldg.)
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Edward Manasse** at (510) 238-7733 or emanasse@oaklandnet.com.

