

**APPLICATIONS ON FILE**  
**December 22, 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:**

**January 5, 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.





<b>5.</b>	<b>Location:</b> 5830 Ross Street (APN: 048A-7058-030-00) (10/31/06)
	<b>Proposal:</b> To construct a new attached garage at the ground level (right/southeast side), expand an existing bedroom at the second level (right/southeast side), and expand habitable space in a portion of the existing attic level with a dormer at the front. Includes removal of the existing detached garage in the rear yard.
	<b>Contact Person/</b> Jarvis Architects
	<b>Phone Number:</b> (510) 654-6755
	<b>Owner:</b> Robert McClain
	<b>Case File Number:</b> DV 06-538
	<b>Planning Permits Required:</b> Design Review to construct additions to an existing dwelling and a Variance to locate the new attached garage approximately 1 inch from the right/southeast side lot line. (Note: the bedroom addition above the garage is proposed to be located 5 feet from the property line such that it meets the required 5 foot min. setback).
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone S-18 Mediated Residential Design Review Combining Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP) Survey Rating: C2+
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Ann Clevenger</b> at (510) 238-6980 or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> 1234 47th Avenue (APN: 034 -2255-017-00) (11/9/06)
	<b>Proposal:</b> Condominium map for 10 existing live/work spaces (as commercial condominiums) and the creation of 4 new commercial condominium units.
	<b>Applicant:</b> Tom Solverson
	<b>Contact Person/Phone Number:</b> (209) 814-9412
	<b>Owner:</b> Virginia L. Solveson, Trustee
	<b>Case File Number:</b> TPM 6337
	<b>Planning Permits Required:</b> Tentative Parcel Map, single lot subdivision for condominium purposes.
	<b>General Plan:</b> Business Mix
	<b>Zoning:</b> M-30 General Industrial Zone Regulations
	<b>Environmental Determination:</b> Exempt, Section 15301(K) of the State CEQA Guidelines: Subdivision of existing commercial or industrial buildings Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP) Survey Rating: Dc3
	<b>Service Delivery District:</b> 5
	<b>City Council District:</b> 5
	<b>For further information:</b> Contact case planner <b>Moe Hackett</b> at (510) 238-3979 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

<b>7.</b>	<b>Location:</b> 1332 87 <sup>th</sup> Avenue (APN: 042 -4268-021-00) (11/13/06)
	<b>Proposal:</b> Divide a single lot with two single family dwellings on it into two lots each containing a single family dwelling.
	<b>Applicant:</b> John Gutierrez
<b>Contact Person/Phone Number:</b>	(510) 647-0600
	<b>Owner:</b> Michael Marr
<b>Case File Number:</b>	<b>TPM 9259</b> <b>CU 06-556</b>
<b>Planning Permits Required:</b>	Tentative Parcel Map for the creation of two lots and Conditional Use Permit to waive minimum lot areas.
<b>General Plan:</b>	Detached Unit Residential
<b>Zoning:</b>	R-40
<b>Environmental Determination:</b>	Exempt, Section 15315 of the State CEQA Guidelines Minor land divisions Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
<b>Historic Status:</b>	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>Moe Hackett</b> at (510) 238-3979 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

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