

APPLICATIONS ON FILE
June 22, 2007

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.

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 9, 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 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.

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General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines:
Addition to an existing 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), minor importance
Survey Rating: Dc2+
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or
mhackett@oaklandnet.com.

4. **Location:** **8816 Burr Street (APN: 043A-4641-027-00) (4/25/07)**
Proposal: To construct a new single family dwelling.
Contact Person/Phone Number: T.C. Chen
(510) 559-8252
Owner: Rodney Hayes
Case File Number: **DR 07-187**
Planning Permits Required: Design Review for a new single family dwelling.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303(a) 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
No Survey Rating: Vacant Lot
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or
mhackett@oaklandnet.com.

5. **Location:** **5714 Broadway (APN: 048A-7046-022-00) (5/17/07)**
Proposal: To establish a pre-school for up to 25 children.
Owner/Applicant: Howard & Monica Stoltz
Contact Person /Phone Number: Monika von Gierke-Stoltz
(510)527-2331
Case File Number: **CU 07-222**
Planning Permits Required: Conditional Use Permit for a community education establishment.
General Plan: Detached Unit Residential
Zoning: R-35 Special One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to an existing facility
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: C3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or
mbrenyah@oaklandnet.com.

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General Plan: Mixed Housing Type
Zoning: C-10 Local Retail Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of multiple family or single-family residences 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), secondary importance
Survey Rating: C2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or ujonsson@oaklandnet.com.

9. **Location:** 2121 E. 25th Street (APN: 022 -0327-008-00) (04/17/07)
Proposal: To convert the basement of an existing two unit residential building to a third unit. The third unit will be 1,157 square feet.
Contact Person/Phone Number: San Ung
(510) 853-8368
Owner: San Ung
Case File Number: CD 07-160
Planning Permits Required: Conditional Use Permit and Design Review for a 3rd unit in the R-50 zone.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303(a) 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
Survey Rating: X
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com.

10. **Location:** Burr Street (APN: 043A-4641-026-00) (5/10/07)
Proposal: Construct a new three level, 4,400 square foot single family home on a steeply sloped lot.
Owner: Timothy Ward
Contact Person/Phone Number: Tuong Tran
(408) 425-4523
Case File Number: DR 07-208
Planning Permits Required: Design Review for a new residence.
General Plan: Hillside Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303(a) 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

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(continued from page 5)	Not a Potentially Designated Historic Property
Historic Status:	No Survey Rating: Vacant Lot
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner, Tanya Boyce , at (510) 238-2074 or tboyce@oaklandnet.com .

11.	Location: Thorndale Drive (APN: 048G-7444-004-00) Lot 3081, vacant parcel approximately 50' west of 7130 Thorndale Drive (6/14/07)
	Proposal: New 2,500 square foot three-story single family dwelling on a downslope lot with a 427 square foot detached garage.
Contact Person/Phone Number:	Larry Rosen (415) 235-8968
Owner:	Larry Rosen
Case File Number:	DV 07-178 (CP07-082)
Planning Permits Required:	Regular Design Review for new residential construction. Variances for allowable building wall height (30 feet permitted, 41 feet 9 inches proposed); building width within the first 20 feet of the front property (52 feet permitted, 60 feet proposed); minimum driveway depth (20 feet minimum, 15 feet proposed) and a sideyard setback equal to 10% of lot width (9 feet minimum, 5 feet proposed). Category III Creek Protection Permit.
General Plan:	Hillside Residential
Zoning:	R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone
Environmental Determination:	Exempt, Section 15303(a) 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 Potentially 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 cquitevis@oaklandnet.com .

12.	Location: Rispin Drive (APN: 048H-7654-047-00), vacant parcel opposite from 1075 Rispin Drive (3/27/07)
	Proposal: New 2,914 square foot three-story single family dwelling on an upslope lot
Contact Person/Phone Number:	Jay Sherlock (415) 999-5803
Owner:	Mark Almeida, Rispin Drive L.L.C.
Case File Number:	DV 06-487 (CP 06-146)
Planning Permits Required:	Regular Design Review for new residential construction. Variances to exceed building wall height (30 feet permitted, 34 feet 9 inches proposed). Category III Creek Protection Permit.
General Plan:	Hillside Residential
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15303(a) 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

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Historic Status: Not a Potentially 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 clquitevis@oaklandnet.com.

13. **Location:** 2542 Scenic Avenue (APN: 029 -0995-008-00) (4/23/07)
Proposal: To construct a new two-story 1,620 square foot single family dwelling.
Contact Person/Phone Number: Pamela Lamarre
(415) 706-4479
Owner: Pamela Lamarre
Case File Number: DR 07-212
Planning Permits Required: Design Review for new detached single family dwelling.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303(a) 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 Potentially Designated Historic Property
No Survey Rating: Vacant Lot
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrerera@oaklandnet.com.

14. **Location:** 1574 5th Street (APN: 004 -0099-023-00) (11/08/06)
Proposal: To convert an existing two unit building into two residential condominium units.
Owners: Michelle Williams and Scott Melcher
Contact Person/Phone Number: Michelle Williams
(415) 722-8949
Case File Number: TPM 9330
Planning Permits Required: Tentative Parcel Map to convert an existing two-unit building into two residential condominium units.
General Plan: Mixed Housing Type
Zoning: R-36 Small Lot 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
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning
Historic Status: Potential Designated Historic Property, minor importance
Survey Rating: D2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or ujonsson@oaklandnet.com.