

APPLICATIONS ON FILE
June 29, 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 16, 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.

1.	Location: 6808 Chambers Drive (APN: 048E-7331-026-03) (2/06/07)
	Proposal: A 1,425 square-foot third story addition to a 2,862 square-foot single-family dwelling.
Contact Person/Phone Number:	John McKay (510) 531-4951
	Owners: Nicolaus Vonbaillou
	Case File Number: DR 07-268
Planning Permits Required:	Design Review Permit
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301 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: Not a Potential Designated Historic Property Survey Rating X
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

2.	Location: 646 Hegenberger Road (APN: 042 -4318-013-04) (6/6/07)
	Proposal: To convert an existing commercial structure into a new church.
	Applicant: Sim Architects Inc.
Contact Person/Phone Number:	(415) 362-2870
	Owner: Berith Christian Fellowship
	Case File Number: DV 07-255
Planning Permits Required:	Design Review for conversion of alterations to an existing structure and Variance for encroachment into the required street side yard setback (20 foot set back required and none existing or proposed).
	General Plan: Regional Commercial
	Zoning: C-36 Gateway Boulevard Service Commercial Zone S-4 Design Review Combining 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: Not a Potential Designated Historic Property Survey Rating: F3
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com .

3.	Location: 1651 74th Avenue (APN: 040 -3317-009-00) (4/19/07)
	Proposal: To construct a 932 square foot two story rear addition to an existing single story Single Family Dwelling.
Contact Person/Phone Number:	Simaima Finau (510) 635-9055
	Owner: Simaima Finau
	Case File Number: DR 07-167
Planning Permits Required:	Design Review for a two story addition to a Single Family Dwelling.
	General Plan: Detached Unit Residential

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Zoning: R-35 Special 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: Not a Potential Designated Historic Property
Survey Rating: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or
mhackett@oaklandnet.com.

4. **Location:** **1822 E. 15th Street (APN 020-0164-016-00) (6/6/07)**
Proposal: To construct a new 1,315 square foot Single Family Dwelling on a lot with an existing Single family Dwelling (for a total of two units on the lot).
Contact Person/Phone Number: Lun K. Ko
(510) 536-3355
Owner: Kien Ha
Case File Number: **DV 07-254**
Planning Permits Required: Design Review for a new Single Family Dwelling. Variance for front yard paving that exceeds 25% and to allow two driveways on a lot.
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 a single-family residence
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: Fd3
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or
mhackett@oaklandnet.com.

5. **Location:** **933 Alvarado Road (APN: 048H-7656-027-03) (03/28/07)**
(The vacant parcel is located to the west of the residence at 945 Alvarado Rd.)
Proposal: To construct a new single-family residence with attached garage.
Contact Person/Phone Number: Bruce Teel
(415) 999-2690
Owner: Bruce Teel
Case File Numbers: **DV 07-119**
Planning Permits Required: Regular Design Review to construct a 2,522 square foot, multi-level single-family residence; and Minor Variance where 30 foot is the maximum building height permitted, and 33 foot high is proposed for a rear portion of the garage.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a single-family residence
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan, or zoning

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Environmental Determination: An Infill Exemption under CEQA Section 15332 was affirmed by the Planning Commission on December 3, 2003.
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan, or zoning

Historic Status: The property is not a PDHP; The project is directly across 14th Street from the Coit Building Group Historic District. The district is an Area of Primary Importance and on the National Register of Historic Places. The rear property line abuts the Hotel Menlo Group District. This district is an Area of Secondary Importance. In addition, the project is directly across Harrison Street from the Hotel Oakland. This is a City Landmark with the Oakland Cultural Heritage Survey (OCHS). It is rated A3 and is a Designated Historical Property (DHP) of the highest importance. It is also listed on the National Register of Historical Places.

Service Delivery District: Downtown Metro
City Council District: 2
For further information: Contact case planner **Heather Klein** at (510) 238-3659 or hklein@oaklandnet.com

8. **Location:** 917 Aileen Street (APN: 015 -1288-025-00) (5/30/07)

Proposal: To demolish an existing single-family dwelling and construct two new detached single-family dwellings on the lot.

Contact Person/Phone Number: Jerrod Langston Ewell, Architect
(650) 359-4100

Owner: Christian Szilagy

Case File Number: DR 07-284

Planning Permits Required: Residential Design Review to construct two new detached single-family dwellings.

General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone.

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a single-family residence
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: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.

9. **Location:** 5728 Maccall Street (APN: 015-1278-025) (4/18/07)

Proposal: To create a second unit within the basement of an existing single family dwelling in order to create a duplex and legalize the conversion of a garage space into living quarters.

Owner/Applicant: Carlos Martinez & Joanna Wilbert

Contact Person /Phone Number: John Newton
(510) 526-7370

Case File Number: DV 07-163 (Previously noticed as DR07-163)

Planning Permits Required: Regular Design Review to add a second unit to create a duplex. Variance to legalize conversion of an existing garage into living quarters with a 0 foot side yard setback where 5 feet minimum is required.

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General Plan:	Mixed Housing Type Residential
Zoning:	R-40 Garden Apartment Residential Zone
Environmental Determination:	Exempt, Section 15301 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:	Not a Potential Designated Historic Property Survey Rating: X
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
