

APPLICATIONS ON FILE
August 31, 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:

September 17, 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: 385 Euclid Avenue (APN: 010 -0784-013-00) (6/27/07)
	Proposal: Legalize an existing second unit.
Contact Person/Phone Number:	Richard Wang (510) 268-1022
	Owner: Richard Wang
	Case File Number: CD 07-286
Planning Permits Required:	Design Review and Conditional Use Permit to legalize an existing second unit.
	General Plan: Mixed Housing Type
	Zoning: R-35 Special One Family Residential Zone S-12 Residential Parking Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Designated Historic Property (DHP) Survey Rating: C1+
Service Delivery District:	3
City Council District:	3
For further information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com .

2.	Location: Vacant Lot on Oakdale Avenue (APN: 037A-2784-011-00) (6/29/07)
	Proposal: To construct a new two-story 3,011 square foot single family dwelling on an upslope lot >40%.
Contact Person/Phone Number:	T.C. Chen (510) 559-8252
	Owner: Phat Vo
	Case File Number: DR 07-241
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 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:	5
City Council District:	6
For further information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com .

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Planning Permits Required: Variance for an accessory structure height of 20 feet 9 inches where 18 feet is allowed.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303(e) 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: Potentially Designated Historic Property (PDHP)
Survey Rating C2+
ASI contributor, secondary importance or superior example, TMO Trestle Glen/Lakeshore Historic District
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner, **Tanya Boyce**, at (510) 238-2074 or tboyce@oaklandnet.com.

12. **Location:** **11370 Golf Links Road (APN: 048 -6335-008-00) (7/26/07)**
Proposal: Extensive expansion and remodel of an existing 2,625 square foot single family home.
Contact Person/Phone Number: Rouvan Walker
(510) 798-0230
Owner: Rouvan Walker
Case File Number: **DR 07-334**
Planning Permits Required: Design Review for an addition.
General Plan: Hillside Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alteration 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 Potentially Designated Historic Property
Survey Rating: F3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner, **Tanya Boyce**, at (510) 238-2074 or tboyce@oaklandnet.com.

13. **Location:** **1033 & 1035 37th Street (APN: 012 -0950-008-00) (7/17/07)**
Proposal: To allow a 2 unit residential property (currently under construction) to become condominiums.
Applicant Name/Phone Number: Charles Clewis
(510) 435-2781
Owner: Same as above
Case File Number: **TPM 9603**
Planning Permits Required: Tentative Parcel Map for condominium purposes.
General Plan: Mixed Housing Type Residential

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Zoning: R-40 Garden Apartments 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, 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 **Holly Pearson** at (510) 238-3079 or hpearson@oaklandnet.com.

14. **Location:** **Lot 2833, Ormindale Court (APN: 048G-7447-017-00) (8/20/07)**
(Located on the vacant lot to the west of, and abutting, 18 Ormindale Court)
Proposal: To construct a new 7,073 square foot single-family dwelling on a vacant downhill 24,856 square foot lot.
Contact Person/ Debo Sodipo, Carona Engineers
Phone Number: (510) 444-8311
Owner: Raymond Lee
Case File Number: **DV 07-177 & CP 07-081**
Planning Permits Required: Residential Design Review and Site Development and Design Review to construct a new single-family dwelling, and Variances to: (a), exceed the 30 foot maximum permitted building wall height (approx. 38 feet proposed); (b), exceed the retaining wall height limit of 6 feet (up to 8 feet is proposed), (c), to locate the closest corner (northwest corner) of the garage 11.5 feet from the street edge whereas 20 feet min. is required (note: 21 feet is provided on northeast corner), and a Creek Protection Permit (Category 3) to develop a property within 70 feet of a creek.
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 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: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.
