

**APPLICATIONS ON FILE**  
**September 19, 2008**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor**  
**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.

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**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:**

**October 6, 2008**

**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:** **6530 Heather Ridge Way (APN: 048G-7443-020-00) (7/21/08)**  
(Vacant lot north of 6526 Heather Ridge Way)  
*This is a Re-Notice of this item from the September 5, 2008 mailing due to lack of proper posting of site.*

**Proposal:** To construct a new approx. 3,196 sq. ft. single-family dwelling on a vacant 10,950 s.f. uphill lot.

**Contact Person/** Richard Janzen  
**Phone Number:** (510) 339-7380  
                  **Owner:** Mozaffar Tehrani & Jan Moseley  
**Case File Number:** **DR08-214**

**Planning Permits Required:** Regular Design Review for a new single-family dwelling  
**General Plan:** Hillside 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 (vacant lot)  
**Service Delivery District:** 2  
**City Council District:** 1

**For Further Information:** Contact **Ann M. Clevenger, Planner III**, at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

**2.**                   **Location:** **7106 Holly Street (APN: 039 -3307-041-00) (9/4/08)**

**Proposal:** To legalize an 855 square-foot 1-story rear addition to an 850 square-foot 1-story single-family home.  
*Relates to Code Compliance case no. 0801341 (2/22/08)*

**Contact Person/** Miguel Gomez  
**Phone Number:** (510) 568-9351  
                  **Owner:** Miguel Gomez  
**Case File Number:** **DV 08-246**

**Planning Permits Required:** Minor Variance to allow a left side setback of 1'-7" where 5-feet is required (OMC Sec. 17.18.130(C)(1));  
Regular Design Review for an addition/exterior changes requiring a Variance (OMC Sec. 17.136.040(A)(2))

**General Plan:** Detached Unit Residential  
**Zoning:** R-35 Special One-Family Residential Zone

**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines:  
Existing Facilities (Additions to existing 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:

**Service Delivery District:** V – Central East Oakland  
**City Council District:** 6- Brooks

**For further information:** Contact **Aubrey Rose, Planner II** at **(510) 238-2071** or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)



<b>Environmental Determination:</b>	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
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey Rating: Fc3
<b>Service Delivery District:</b>	VI
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

<b>5.</b>	<b>Location:</b> 2238 E. 23 <sup>rd</sup> Street (APN: 022-0326-048-00) (8/26/08)
	<b>Proposal:</b> To legalize a 1,412 square foot third unit located within the existing ground floor of a two unit residential building and to create new a driveway partly located on an adjacent lot to access new rear parking.
	<b>Contact Person/Phone Number:</b> Kent Lau (510) 333-6448
	<b>Owner:</b> Kin Voong
	<b>Case File Number:</b> CDV08-241
	<b>Planning Permits Required:</b> Regular Design Review to legalize a third unit; Minor Conditional Use Permits (2) for 3 units in the R-50 Zone and a Shared Access Facility (Common Driveway); Minor Variance for a 10-foot wide Common Driveway where a minimum width of 12-feet is required
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> No Historic Record
	<b>Service Delivery District:</b> 3
	<b>City Council District:</b> 2
	<b>For further information:</b> Contact case planner <b>Michael Bradley</b> at (510) 238-6935 or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a>

<b>6.</b>	<b>Location:</b> 310 Broadway, "314 Broadway" & "428 3 <sup>rd</sup> Street" (APN: 001-0139-009-00) (3/12/08)
	<b>Proposal:</b> To subdivide a lot containing three existing buildings into two lots (one lot would contain 1 building, the other would contain 2).
	<b>Applicant Name/Phone Number:</b> Paula and Nelson Mock (510) 272-0454
	<b>Owners:</b> Same
	<b>Case File Number:</b> TPM 9734 / CU08-072
	<b>Planning Permits Required:</b> Tentative Parcel Map for a one-lot subdivision; Minor Conditional Use Permit to split a lot between existing buildings (waiving requirements for minimum lot area, minimum lot width, and prevalent lot size)

(continued on page 5)

(continued from page 4)

**General Plan:** Retail Dining and Entertainment 2 (Estuary Policy Plan)  
**Zoning:** C-45, Community Shopping Commercial Zone/  
S-4, Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines:  
Minor Land Divisions;  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning  
**Historic Status:** Potential Designated Historic Property;  
Survey Rating: D2+ (Minor importance, contributor to an Area of  
Secondary Importance)  
**Service Delivery District:** Metro  
**City Council District:** 3  
**For further information:** Contact case planner **Holly Pearson** at (510) 238-3079 or  
[hpearson@oaklandnet.com](mailto:hpearson@oaklandnet.com).

7. **Location:** 1348 Trestle Glen Road (APN: 024 -0566-024-00) (8/13/08)  
**Proposal:** To create a 436 square-foot second-story rear addition at a single-family dwelling.  
**Contact Person/** Nicole Chapman  
**Phone Number:** (510) 655-9290  
**Owner:** Ann L. Davis  
**Case File Number:** DV08-233  
**Planning Permits Required:** Regular Design Review for an addition;  
Minor Variance for side setbacks of 3' -8" and 4-feet where 5-feet is required  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Additions to existing structures;  
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: CD?2+ (ASI contributor, Secondary importance or Superior example)  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3973 or  
[mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

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