

APPLICATIONS ON FILE
September 28, 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:

October 15, 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 a 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 4:00 p.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 us 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: 3245 Helen Street (APN: 007 -0596-013-00) (3/28/07)
	Proposal: Construct a 1,800 square foot single-family dwelling and garage to the rear of an existing, historic 1,600 square foot single-family dwelling to be restored and to which 300 square feet would be added on the ground floor for a garage.
	Owner: Matt Baran
	Contact Person/ Matt Baran
	Phone Number: (415) 710-0486
	Case File Number: DV 07-118
	Planning Permits Required: Design Review for a new structure and an addition to an existing structure. Variance to allow a driveway to be 5 feet from a driveway on an adjacent lot where 10 feet is required. Variance to allow exterior stairs to be located 6 feet from the front property line where 11 feet is required.
	General Plan: Mixed Housing Residential
	Zoning: R-36 Small Lot Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Addition to an existing structure 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: Potential Designated Historic Property; 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 .

2.	Location: 1033 E. 22 nd Street (APN: 021 -0284-005-00) (1/19/05)
	Proposal: Reconstruction of a residential facility (originally a triplex was located on the property but was burned and demolished).
	Applicant: Oakland East 22 nd St LLC
	Owner: Oakland East 22 nd St LLC
	Case File Number: CD 05-025
	Planning Permits Required: Conditional Use Permit to restore a legal non-conforming residential facility greater than 75% damaged or destroyed & Design Review for construction of the new residential facility.
	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 No Survey Rating: Vacant Lot
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com .

3. **Location:** 3054 Bona Street (APN: 027 -0853-016-00) (8/27/07)
 Proposal: To convert a four unit apartment building into condominiums.
 Applicant/ John E. Gutierrez
 Phone Number: (510) 647-0600
 Owner: Jeffrey Sliemers
 Case File Number: **TPM 9618**
 Planning Permits Required: Tentative Parcel Map for condominium purposes.
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density 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 Potential Designated Historic Property
 Survey Rating: *3
 Service Delivery District: 4
 City Council District: 5
 For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or
 arose@oaklandnet.com.

4. **Location:** 9821 Macarthur Blvd. (APN: 046 -5490-006-00) (8/10/06)
 Proposal: New attached two-story second unit.
 Contact Person/ Nestor Monterroso
 Phone Number: (415) 816-1469
 Owner: Nestor Monterroso
 Case File Number: **DR 07-417**
 Planning Permits Required: Design Review for a second unit.
 General Plan: Neighborhood Center Mixed Use
 Zoning: R-50 Medium Density 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: F3
 Service Delivery District: 6
 City Council District: 7
 For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or
 jherrera@oaklandnet.com.

5.	Location: 770 Wesley Way (APN: 023 -0425-001-00) (7/26/07)
	Proposal: To establish retail use (kitchen and bath showroom) in an existing commercial structure (former Baskin and Robins ice cream parlor).
	Contact Person/ Rebecca Fulton
	Phone Number: (510) 390-0616
	Owner: Ken Betts
	Case File Number: CU 07-333
	Planning Permits Required: Conditional Use Permit to allow for a Retail Sales and Service Activity on the ground floor of a structure within the R-60 Zone.
	General Plan: Neighborhood Center
	Zoning: R-60 Medium-High Density
	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: C2+
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com .

6.	Location: 1947 Crosby Avenue (APN: 032 -2116-006-00) (4/3/06)
	Proposal: The project consists of legalizing an upstairs secondary unit.
	Contact Person/ Tonya Hughes
	Phone Number: (510) 534-9214
	Owner: Tonya Hughes
	Case File Number: CDRC 06-162
	Planning Permits Required: Conditional Use Permit and Design Review to allow a 1,200 square foot secondary unit.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15303(a) of the State CEQA Guidelines: Conversion of a portion of an existing residence to a secondary unit 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: 4
	City Council District: 5
	For further information: Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com .

9.	Location: 3490 Davis Street (APN: 027-0886-015-00) (7/6/07)
	Proposal: To construct a new 1,439 square foot two story single family dwelling on a 2,015 square foot lot with an existing single family dwelling to be demolished.
	Contact Person/ Jose Valdes
	Phone Number: (510) 910-2875
	Owner: Hector and Maria Jauregui
	Case File Number: DR 07-304
	Planning Permits Required: Design Review for the construction of a new 1,439 square foot single family dwelling.
	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: D3
	Service Delivery District: 4
	City Council District: 5
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

10.	Location: 5874 Picardy Drive (APN: 038 -3171-033-00) (9/11/07)
	Proposal: Construction of a 400 square foot second story addition with no change to the building footprint.
	Applicant: OCM Developers, Inc.
	Contact Person/ Mike Williams
	Phone Number: (510) 866-6375
	Owner: Desiree Rodgers
	Case File Number: DV 07-394
	Planning Permits Required: Design Review for the construction of a 400 square foot second story addition. Variance for a side yard setback of 3 foot 6 inches where 5 feet is required.
	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: Designated Historic Property (DHP) Survey Rating: C1+
	Service Delivery District: 5
	City Council District: 6
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

11.	Location: 3803 Manila Avenue (APN: 012 -0981-009-00) (12/28/06)
	Proposal: To subdivide one lot containing two existing building into two lots containing one building on each lot.
Contact Person/Phone Number:	John Gutierrez (510) 647-0600
	Owner: Ness, Inc.
Case File Number:	TPM 9342 & CU 06-624
Planning Permits Required:	Tentative Parcel Map to subdivide a lot between two buildings. Conditional Use Permit to waive the minimum lot area and lot width.
	General Plan: Mixed Housing Residential
	Zoning: R-70 High Density Residential Zone
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines: Minor land division Exempt, 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:	2
City Council District:	1
For further information:	Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .
