

APPLICATIONS ON FILE
April 2, 2004

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 contacting the case planner and visiting our offices. 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 10-day public comment period:

April 12, 2004

A decision will be made on the application shortly after this date. If you challenge the application in court, you may be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 10-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.

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: 329 – 335 7 th St (APN 001-0189-003-00 and 001-0189-004-00) (8/29/02)
	Proposal: To construct a new mixed use building containing eight residential condominiums and 210 square feet of commercial space. Four of the condominiums would be devoted to senior housing.
	Applicant: Debra Yau
	Owner: Bing Q. Hong
	Case File Number: CD02-396
	Planning Permits Required: Minor Conditional Use Permit for reduction in required parking for senior units by 75 percent. Variance for reduction in overall parking requirements (five required; four proposed); Regular Design Review for constructing more than two residential units in the C-40 Zone.
	General Plan: Central Business District
	Zoning: C-40, Community Thoroughfare Commercial Zone and S-17, Downtown Residential Open Space Zone
	Environmental Determination: Exempt, Section 15332, State CEQA Guidelines; infill development
	Historic Status: Potential Designated Historic Properties (PDHP); Survey rating: C2+ on APN 001-0189-003-00 and D2+ on 001-0189-003-00.
	Service Delivery District: I – Central District
	City Council District: 2
	For further information: Contact case planner Neil Gray at (510) 238-3878 or ngray@oaklandnet.com

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Zoning: R-30 One-Family Residential Zone and S-11 Site Development and Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: D3
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

5. **Location:** **252 International Boulevard (APN 020 -0131-007) (5/15/03)**
Proposal: To construct a 6-unit condominium building.
Applicant: Sandy Liang, M + Y Design
Contact Person/Phone Number: Sandy Liang
(510)865-1289
Owners: Jack Tsai and Albert Cheung
Case File Number: **DV04-134**
Planning Permits Required: Regular Design Review and Minor Variance for to allow a 10' dimension for open space where 15 feet is required and minor variance to allow 20' 8" feet backing distance (maneuvering aisle for on-site parking) where 24 feet is the required minimum.
General Plan: Urban Residential
Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: Not Applicable – Vacant parcel
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Miroo Desai Brewer** at (510) 238-6935 or mbrewer@oaklandnet.com

6. **Location:** **1431 Eighth Street (APN 004 -0067-021) (07/14/03)**
Proposal: To subdivide one 21,768 S.F. parcel into 10 townhouse parcels and 1 condominium parcel; A subdivision of Parcel A of Tentative Parcel Map 8058.
Applicant: BRIDGE Housing Corporation
Contact Person/Phone Number: Jesse Wu
(415) 989-1111
Owner: BRIDGE Housing Corporation
Case File Number: **TPM 8218**
Planning Permits Required: Tentative Parcel Map
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone and S-15 Transit-Oriented Development Zone
Environmental Determination: Mitigated Negative Declaration/Finding of No Significant Impact previously approved on June 26, 2002. (Case File # ER 02-0003). The proposal is exempt from filing a Tentative Tract Map for five or more parcels under the Subdivision Map Act, Section 66426(a).
Historic Status: The property is vacant. Non-Historic Property (NHP)
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Heather Klein** at (510) 238-3659 or hklein@oaklandnet.com

7. **Location:** 2430 Union Street (APN 005 -0438-007-04) (03/10/04)
 Proposal: To convert a, existing commercial structure into two commercial condominium units.
 Applicant Jeff Reid
 Phone Number: (510)530-5200
 Owner: Enrico Pellegrino
 Case File Number: TPM-8352
Planning Permits Required: Tentative Parcel Map for two commercial condominium units.
 General Plan: Business Mix
 Zoning: M-30 General Industrial
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of an existing commercial building into common-interest ownership.
 Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: *3
Service Delivery District: 1
 City Council District: 3
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.
