

APPLICATIONS ON FILE
August 20, 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:

August 30, 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: 288 11 th Street (APN 002-0069-012-00) (7/06/04)
	Proposal: To change hours of operation of an existing therapeutic massage and health center. Current hours of operation are: 11:00 a.m. to 10:00 p.m. and proposed hours are: 10:00 a.m. to 2:00 a.m.
	Applicant: Leslie Yun
Contact Person/Phone Number:	Leslie Yun (510) 986-1668
	Owner: Bo Gin & Y Chi
	Case File Number: REV4-0010
	Planning Permits Required: Revision to a previously approved Minor Conditional Use Permit (CU03-205)
	General Plan: Central Business District I
	Zoning: C-55 Central Core Commercial, S-4 Design Review Combining Zone, & S-17 Downtown Residential Open Space Combining Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; modification s to existing structures
	Historic Status: No Historic Record
	Service Delivery District: 1
	City Council District: 2
	For further information: Contact case planner Miroo Desai Brewer at (510) 238-6935 or mbrewer@oaklandnet.com

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General Plan: Urban Residential
Zoning: R-80 High-Rise Apartment Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C3
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

5. **Location:** 9859 Burr Street (APN 048-5606-014-00) (6/2/04)
Proposal: Legalize a 6-foot tall fence in the required front yard set back.
Applicant: Denis Cajina
Contact Person/Phone Number: (510) 517-0118
Owner: Denis Cajina
Case File Number: CU04-273
Planning Permits Required: Minor variance for fence height over 42" in the required front yard set back of a residential zone.
General Plan: Detached Unit Residential
Zoning: R-30
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

6. **Location:** 1018 28th Street (APN 005-0454-018-00) (6/8/04)
Proposal: Convert the existing three unit building back into two units and relocate the third unit into the existing two story accessory building located at the rear of the lot..
Applicant: Mehmed Ahmetspahic
Contact Person/Phone Number: (510)865-5954
Owner: Mehmed Ahmetspahic
Case File Number: DV04-282
Planning Permits Required: Minor Variance for livable space within the required rear yard, and Regular Design Review.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Not a Potentially Designated Historic Property; Survey Rating: Ed3
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

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Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of a small structure
Historic Status:	No Historic Record, Vacant Parcel
Service Delivery District:	1
City Council District:	3
For Further Information:	Contact case planner Leigh McCullen at (510) 238-4977 or by email: lmccullen@oaklandnet.com .

10.

Location:	3775 Alameda Avenue (APN 033-2250-008-01) (7/26/04)
Proposal:	To establish a gymnastics instruction facility (Group Assembly Commercial Activity) in a portion of an existing warehouse building. No exterior changes are proposed.
Applicant:	Brenda Stewart
Contact Person/Phone Number:	Brenda Stewart (510) 522-3376
Owner:	New Investment Corporation.
Case File Number:	CU04-360
Planning Permits Required:	Minor Conditional Use Permit
General Plan:	Estuary Policy Plan: General Commercial 1
Zoning:	M-40 Heavy Industrial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; modifications to existing structures
Historic Status:	No historic record
Service Delivery District:	4
City Council District:	5
For further information:	Contact case planner Miroo Desai Brewer at (510) 238-6935 or mbrewer@oaklandnet.com

11.

Location:	5371 Broadway (APN 048A-7036-011-00) (8/5/04)
Proposal:	To convert a 420 SF existing basement below an existing 1719 SF single family residence into a second unit for a total of two units on parcel
Applicant:	John Newton
Owner:	Louis Freedberg
Case File Number:	DR04-380
Planning Permits Required:	Design Review for a residential addition greater than 10% of existing floor area in the R-60 zone with a S-4 Design review overlay
General Plan:	Mixed Housing Type Residential
Zoning:	R-60 Medium-High Density Residential Zone; S-4 Design Review Overlay; S-18 Mediated Design Review Overlay
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
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 David Ralston at (510) 238-2970 or dralston@oaklandnet.com

12. **Location:** Block T-10 in City Center bounded by 14th and Jefferson Streets, the 13th Street pedestrian walkway, and Martin Luther King, Jr. Way. (APN 002-0029-001-01) (8/5/04)

Proposal: To construct approximately 251 for-sale residential units, 2,600 square feet of ground-floor commercial space, and 252 structured parking spaces.

Applicant: Olson Urban Housing, LLC

Contact Person/Phone Number: Phil Kerr/(562) 596-4770 x331

Owner: City of Oakland Redevelopment Agency

Case File Numbers: PMW04031, TPM8418

Planning Permits Required: Parcel Map Waiver for lot line adjustment and Tentative Parcel Map for subdivision to create condominium units

General Plan: Central Business District

Zoning: C-51 Central Business Service Commercial Zone & S-17 Downtown Residential Open Space Combining Zone

Environmental Determination: Addendum to City Center EIR prepared October 2003

Historic Status: No historic record, vacant parcel

Service Delivery District: 1

City Council District: 3

For Further Information: Contact case planner Lynn Warner at (510) 238-6168 or by email: lwarner@oaklandnet.com
