

APPLICATIONS ON FILE
January 18, 2008

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:

February 4, 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.

(continued from page 4)

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: Building constructed in 2003; No historic record.

Service Delivery District: Downtown Metro

City Council District: 3

For further information: Contact case planner **Heather Klein** at (510) 238-3659 or hklein@oaklandnet.com.

7. **Location:** **5919 Avoca Avenue (APN: 048G-7407-010-00) (11/7/07)**
Proposal: To partially enclose a 450 square foot existing carport.
Contact Name/ Jay & Judith Espovich
Phone Number: (510) 653-6021
Owner: Jay & Judith Espovich
Case File Number: **DV 07-477**
Planning Permits Required: Design Review and Variance to allow alterations to an existing carport located 1 foot from the front property line where 20 feet is required.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Modification 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: F3
Service Delivery District: 2
City Council District: 1
For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com.

8. **Location:** **6655 Snake Road (APN: 048H-7374-056-02) (11/19/07)**
Proposal: Construct a new 3,184 square foot single-family dwelling.
Contact Name/ Reuel Smith
Phone Number: (510) 338-0793
Owner: Simon Perez
Case File Number: **DR 07-494**
Planning Permits Required: 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
No Survey Rating: Vacant Lot
Service Delivery District: 2
City Council District: 4
For Further Information: Contact case planner **Ann M. Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.

9. **Location:** 5148 Broadway (APN: 014 -1242-005-07) (12/19/07)
 Proposal: Replace 5 existing Bank of America business signs with new signs.
 Contact Name/ Matt Sieck, Sign Productions
 Phone Number: (319) 364-6697
 Owner: Property Development Associates
 Case File Number: DV 07-528
Planning Permits Required: Design Review to replace approximately 170 square feet of total sign area at a shopping center. Variance to allow the total signage to exceed the total permitted aggregate sign area of 200 square feet.

 General Plan: Community Commercial
 Zoning: C-30 District Thoroughfare Commercial Zone
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: Not a Potential Designated Historic Property
 Survey Rating: X

Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Holly Pearson** at (510) 238-3079 or hpearson@oaklandnet.com.

10. **Location:** 6391 Hillegass Avenue (APN: 016 -1402-001-00) (11/7/07)
 Proposal: To convert four residential dwelling units into four residential condominium units.

 Contact Name/ Kristen Personett
 Phone Number: (510) 697-4289
 Owner: Eli Israel and Michelle Medeiros
 Case File Number: TPM 9527
Planning Permits Required: Tentative Parcel Map for condominium purposes.
 General Plan: Mixed Housing Type Residential
 Zoning: R-60 Medium High 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: Potential Designated Historic Property (PDHP)
 Survey Rating: Dc2+

Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com.

