

APPLICATIONS ON FILE
January 25, 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 11, 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: Thorndale Drive (APN: 048G-7448-046-00) vacant parcel adjacent to 6655 Sobrante Road (6/28/07)
	Proposal: Construction of a new two-story 3,161 square foot single family dwelling with an attached 476 square foot garage on a steep upslope lot.
	Contact Person/ John Newton
	Phone Number: (510) 526-7370
	Owner: Jay Liu
	Case File Number: DV 07-295
	Planning Permits Required: Design Review for new construction. Variances to allow a portion of the building to exceed the height limit within 20 feet of the front property line for a steep site (24 feet height allowed, 28 feet 11 inches proposed), and to waive the minimum driveway depth for a steep site (20 feet minimum allowed, 16 feet proposed).
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: Small new construction Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning
	Historic Status: Not Potential Designated Historic Property No Survey Rating: Vacant Lot
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

2.	Location: 1704 14 th Street (APN: 007 -0551-005-00) (11/26/07)
	Proposal: Legalize a 1,005 square foot ground floor second dwelling unit with parking and site improvements.
	Contact Person/ Gabrielle Manzo
	Phone Number: (510) 866-9117
	Owner: Legesse Woldemariam
	Case File Number: DR 07-501
	Planning Permits Required: Design Review to legalize a new dwelling unit equal to 100% of the existing dwelling floor area, and exterior alterations.
	General Plan: Housing and Business Mix
	Zoning: HBX-2 Housing and Business Mix Commercial 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: Not Potential Designated Historic Property Survey Rating: Ed3
	Service Delivery District: 1
	City Council District: 3
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

3. **Location:** **1980 Harrington Avenue (APN: 032 -2091-028-00) (11/17/07)**
 Proposal: To add a second story addition in the side yard setback.
 Contact Person/ Alex Espinosa
 Phone Number: (510) 508-1447
 Owner: Herbert Rivas
 Case File Number: **DV 07-486**
Planning Permits Required: Design Review for a second story addition. Variance to allow the addition to be located 1.9 feet from the side property line where 4 feet is required.

 General Plan: Mixed Housing Type
 Zoning: R-50 Medium Density 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: Not Potential Designated Historic Property
Survey Rating: X

Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Sung H. Kwon, AICP** at **(510) 238-6414** or skwon@oaklandnet.com.

4. **Location:** **3110 Park Blvd & 816 E. 28th Street (APNs: 023 -0395-035-00 & 023 -0395-034-00) (6/12/06)**
 Proposal: To subdivide the lot into an 8 lot mini-lot, with a shared access facility accessed from E 28th Street. Construction of 8 single-family homes. (Size of homes range from 2,374 to 2,560 square feet.)

 Contact Person/ Bill Wong
 Phone Number: (510) 717-2228
 Owner: Mr. Hi Seong Yoon
 Case File Number: **CD 06-029**
TTM 7729
T 06-090
T 06-091

Planning Permits Required: Tentative Tract Map and Conditional Use Permit for an 8 lot mini-lot development with a shared access facility. Design Review for 8 new single family homes. Tree Removal Permit to remove 35 protected trees at 3110 Park Blvd. and Tree Removal Permit to remove 3 protected trees at 816 E. 16th Street.

 General Plan: Mixed Housing Type
 Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines:
Infill development
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning

 Historic Status: Not Potential Designated Historic Property
No Survey Rating: Vacant Parcel

Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Sung H. Kwon, AICP** at **(510) 238-6414** or skwon@oaklandnet.com.

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

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.

6. **Location:** 11110 Lochard Street (APN: 048 -6235-017-00) (12/20/07)
 Proposal: To construct a new 600 square foot secondary unit partially located within the side and rear yard setbacks at a 42,300 square-foot property containing a 2,483 square-foot single-family home.

Applicant-Contact/ Dwane Kennedy/City Shapers
 Phone Number: (510) 836-9300
 Owner: Sherry Mercari
 Case File Number: DV 07-536
Planning Permits Required: Design Review and Variance to allow a new secondary unit to be located 26 feet from a side property line where 41 feet is required and 31 feet from a rear property line where 35 feet is required.

General Plan: Hillside Residential
 Zoning: R-10 Estate 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: *3

Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or arose@oaklandnet.com.

7. **Location:** 9658 & 9706 Thermal Street (APN: 048 -5603-019-00 & 048 -5603-018-00) (10/10/07)
 Proposal: To expand an existing Community Assembly Civic Activity (church) by creating a parking lot on an adjacent lot. *(This is a re-notification.)*
 Applicant: Bay Area Paving & Elmhurst Seventh Day Adventist Church
 Contact Person/ Chris Quinn (650) 787-7453
 Phone Number: ESDA Church (510) 569-4650
 Owner: Northern California Congress of Seventh Day Adventist Churches
 Case File Number: CU 07-443
Planning Permits Required: Conditional Use Permit to allow for the expansion of an existing church (Community Assembly Civic Activity).
 General Plan: Detached Unit Residential
 Zoning: R-30 One-Family Residential 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: Potential Designated Historic Property (PDHP) Secondary importance,
 potential superior example
 Survey Rating: Cb+3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com.

8. **Location:** 3050 Berlin Way (APN: 027 -0867-010-01) (9/17/07)
 Proposal: To raise the roof of an existing detached garage to 24 feet. *(This is a re-notification.)*
 Contact Person/ Michael Amato
 Phone Number: (510) 531-0699
 Owner: same
 Case File Number: V 07-401
Planning Permits Required: Design Review for the raising of an existing garage roof from 20 feet to 24 feet and a Variance for construction in the front yard setbacks (20 feet required and 9 feet 6 inches provided).
 General Plan: Detached Unit Residential
 Zoning: R-50 Medium Density Residential 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: D3
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com.

