

APPLICATIONS ON FILE
February 15, 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:

March 3, 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: 2162 Mountain Blvd. (APN: 048D-7244-001-01) (12/17/07)
	Proposal: To operate an approximate 4,700 square foot non-residential psychological and counseling services center with at total of 3 doctors within the upper floor areas of an existing 12,400 square foot building.
	Contact Person/ Fanny Chiu
	Phone Number: (510) 917-1636
	Owner: Fanny Chiu
	Case File Number: CU 07-525
	Planning Permits Required: Conditional Use Permit to operate a health care civic facility.
	General Plan: Neighborhood Center
	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 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: 4
	For further information: Contact case planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com .

2.	Location: 3943 Broadway (APN: 012 -0982-002-04) (10/18/07)
	Proposal: Demolish an existing garage and service structure and construct a new garage and market as part of the existing Automotive Service Station and Carwash.
	Contact Person/ James Chao
	Phone Number: (510) 548-0157
	Owner: CJS Leung LLC
	Case File Number: DR 07-456
	Planning Permits Required: Design Review for new construction.
	General Plan: Community Commercial
	Zoning: C-40 Community Thoroughfare Commercial 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 Potentially Designated Historic Property Survey Rating: X
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

5. **Location:** **2405 Burlington Street (APN: 029 -1007-033-00) (12/20/07)**
 Proposal: To create a 729 square foot third floor addition to an existing single family dwelling. *(This is a re-notification.)*
 Contact Person/ Scott Cirimeli
 Phone Number: (925) 708-5431
 Owner: Maury Paden
 Case File Number: **DV 07-533**
Planning Permits Required: Variance for a wall height of 26 feet where 25 is allowed and a Variance for construction of a detached garage on Ravenwood Lane that is 6 feet from the property line where 20 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: Potential Designated Historic Property (PDHP)
 Survey Rating: C3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Moe Hackett** at **(510) 238-3973** or mhackett@oaklandnet.com.

6. **Location:** **6493 Farallon Way (APN: 048G-7430-048-00) (12/31/07)**
 Proposal: To construct 1,502 square foot second floor addition and alterations to an existing 1,750 square foot single family dwelling.
 Contact Person/ Jeffrey Supran Architect
 Phone Number: (925) 253-2104
 Owner: Gerald & Sharon Rogers
 Case File Number: **DV 07-551**
Planning Permits Required: Design Review to construct second floor addition and alteration to an existing single family dwelling. Variance to allow the proposed addition to exceed the 18 feet height limit above street pavement (19 feet proposed above street).
 General Plan: Hillside 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: Potential Designated Historic Property
 Survey Rating: C3+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jmadani@oaklandnet.com.

7. **Location:** 6976 Buckingham Blvd. (APN: 048H-7618-045-00) (2/07/08)
 Proposal: Construct a new single-family dwelling (3,794 square feet) on a vacant downhill lot.
 Contact Person/ Sam Herscu
 Phone Number: (510) 499-3310
 Owner: Jacov Herscu
 Case File Number: DR 07-246
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 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
Service Delivery District: 2
 City Council District: 1
For Further Information: Contact case planner **Ann M. Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.

8. **Location:** Lot 2604, Ascot Drive (APN: 048D-7254-010-01) (2/07/08)
 Proposal: Construct a new single-family dwelling (4,082 square foot) on a vacant downhill lot.
 Contact Person/ Richard Vaterlaus
 Phone Number: (510) 521-0577
 Owner: Kevin Maguire
 Case File Number: CDV 07-263
Planning Permits Required: Design Review for a new single-family dwelling, a Conditional Use Permit for the roof height to be up to 36 feet. Variances to: (a) locate the closest portion of the structure 9 feet from the front lot property line whereas 20 feet is required, and (b) for the ratio of garage width to building width to exceed 60% within 20 feet of the front lot line.
 General Plan: Hillside Residential
 Zoning: R-30 One-Family 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: 2
 City Council District: 4
For Further Information: Contact case planner **Ann M. Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.

11.	Location: 6063 Fairlane Drive (APN: 048H-7563-014-01) (1/24/08) <i>NOTE: This is a re-notice to correct an error in the size of the proposed dwelling contained in the 2/8/08 notice.</i>
	Proposal: Construct a new <u>4,758 square foot</u> single-family dwelling on a vacant lot.
	Contact Person/ Lisa Lim, Designer
	Phone Number: (925) 550-0810
	Owner: Vincent Ng
	Case File Number: DR 08-014
	Planning Permits Required: Design Review to construct 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 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: 1
	For Further Information: Contact case planner Ann M. Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com .

12.	Location: 4619 Coliseum Way (APN: 034 -2295-012-01) (2/7/08)
	Proposal: To add a second propane tank to a newly-approved station featuring one 1,000-gallon tank. <i>(The Planning Commission approved CM 07-251 on 9/19/07. The Zoning Manager has deemed the request to revise that approval by adding one tank to be an Administrative review case.)</i>
	Applicant-Contact/ James Walton
	Phone Number: (510) 773-4377
	Owner: Enrique Barraza
	Case File Number: REV 08-003
	Planning Permits Required: Revision to amend an approved Conditional Use Permit.
	General Plan: Business Mix
	Zoning: M-40 Heavy Industrial Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: New Construction (Accessory 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: *3
	Service Delivery District: 5
	City Council District: 5
	For further information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

13.	<p>Location: 1417 Jefferson Street (APN: 003 -0071-018-00); 1431 Jefferson Street (APN: 003 -0071-017-00); and 0 15th Street (APN: 003 -0071-016-00) (1/7/08)</p> <p>Proposal: Revision to a previously approved Design Review and Variance application (DV 05-570 which allowed 36 units in a 6 story 43,420 square foot building) to add additional square footage on the west side and an additional story for a total of 77,405 square feet and a total of 7 stories for 54 residential units. This proposal includes parking on the ground floor and basement with 3,000 square feet of commercial space on the ground floor. This revision is proposed as part of a lot merger with an adjacent lot.</p> <p>Contact Person/ Phone Number: Bob Hemati (415) 373-0912</p> <p>Owners: Bob Hemati, Menlo Capital Group, LLC</p> <p>Case File Number: REV 08-001 & TPM 8977</p> <p>Planning Permits Required: Revision to a previously approved Design Review Permit and Variance (DV 05-570). TPM revision to merge an additional lot (total of three lots to be merged) and create 54 residential condos.</p> <p>General Plan: Central Business District</p> <p>Zoning: C-51 Central Business Service Commercial Zone S-17 Downtown Residential Open Space Combining Zone</p> <p>Environmental Determination: Exempt, Section 15332, of the State CEQA Guidelines: In-fill development Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning</p> <p>Historic Status: Not a Potential Designated Historic Property No Survey Rating</p> <p>Service Delivery District: Metro</p> <p>City Council District: 3</p> <p>For further information: Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com.</p>
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