

APPLICATIONS ON FILE
March 7, 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 24, 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:** 5919 Maccall Street (APN: 015 -1368-011-00) (10/29/07)
 Proposal: To construct a new two-story, 2,730 square foot, two residential dwelling units with an attached and a detached garage on a vacant lot.
 Contact Person/ Damon Preston
 Phone Number: (925) 595-8974
 Owner: Damon Preston
 Case File Number: DR 07-463
Planning Permits Required: Design Review for new residential construction in the R-40 Zone.
 General Plan: Mixed Housing Type Residential
 Zoning: R-40 Garden Apartment 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 Parcel
Service Delivery District: 2
 City Council District: 1
 For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com.

2. **Location:** 4176 Howe Street (APN: 012 -0994-029-00) (10/25/07)
 Proposal: To construct a new 628 square foot Secondary Unit (with a rear entry porch) in the ground level basement of the existing single-family residence. Vehicle access to the proposed Secondary Unit will be through the existing access easement located at 4174 Howe Street.
 Contact Person/ Jon Larson, Jarvis Architects
 Phone Number: (510) 654-6755
 Owner: Larry Tramutola
 Case File Number: DV 07-460
Planning Permits Required: Design Review for new construction. Variance to allow the Secondary Unit to be located 3 feet from the side property line where 4 feet required.
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a 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: X
Service Delivery District: 2
 City Council District: 1
 For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com.

3.	Location: 1627 East 21 st Street (APN: 021 -0258-005-00) (6/6/07)
	Proposal: Develop 1,593 square foot detached Second Unit in the rear yard of lot with an existing 1,275 square foot single family residence.
	Contact Person/ On Sinh
	Phone Number: (510) 882-4494
	Owner: Yin Nei Tang
	Case File Number: DV 07-253 & CU 08-049
	Planning Permits Required: Design Review to allow the establishment of a new unit within the R-36 zoning district. Variance to allow the establishment of a second driveway on a residential lot. Conditional Use Permit to allow the establishment of a second unit fronting on a street of less than 25 feet in width.
	General Plan: Mixed Housing Type
	Zoning: R-36 Small Lot 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 Survey Rating: D3
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Tanya Boyce at (510) 238-2074 or tboyce@oaklandnet.com .

4.	Location: 1699 12 th Street (APN: 006 -0013-001-00) (8/02/07)
	Proposal: To build a 1,707 square-foot single-family dwelling with a 306 square foot garage on a corner lot.
	Contact Person/ Lorenzo Chavez
	Phone Number: (510) 655-7483
	Owner: Fae Bidgoli
	Case File Number: DV 07- 349
	Planning Permits Required: Design Review for a new two-story single-family dwelling with a garage. A variance to allow a two-foot encroachment into the street side yard setback where three feet are required.
	General Plan: Mixed Housing Type
	Zoning: R-36 Small Lot 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: 1
	City Council District: 3
	For further information: Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

5. **Location:** 118 E. 16th Street & 1507 2nd Avenue (APNs: 020 -0182-007-05 & 020 -0181-013-01) (12/12/07)
Proposal: To revise the parking requirement of a senior residential facility (Rose of Sharon) by reducing the required number of spaces (from 74 to 38) and to reduce the facility's supply accordingly. *Current parking requirement is a condition of the Planning Commission's approval of Case No. CM 71-186 (approved June 24, 1971). This requirement included 36 spaces for a 357-seat chapel (1630 Lake Shore Avenue) which was never constructed; revision to the parking requirement requires a Minor Permit and is subject to an Administrative review only.*

Contact Person/ Ronnie Turner
Phone Number: (510) 895-8725
Owner: Rose of Sharon Senior Homes Inc.
Case File Number: REV 07-032
Planning Permits Required: Revision to Major Conditional Use Permit.
General Plan: Urban Residential
Zoning: R-80 High Rise Apartment Residential Zone
S-4 Design Review Combining Zone
C-20 Shopping Center Commercial Zone

Environmental Determination: Exempt, Section 15311(b) of the State CEQA Guidelines:
Accessory 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: 3
City Council District: 3
For Further Information: Contact case planner **Aubrey Rose** at (510) 238-2071 or arose@oaklandnet.com.

6. **Location:** 3807-3815 Allendale Avenue (APN: 032 -2063-001-02) (12/19/07)
Proposal: Subdivision of one lot with two existing detached single family homes into two separate lots.

Contact Person/ Ivan Chiu
Phone Number: (510) 326-7144
Owner: Rui L. Xu
Case File Number: TPM 9690 & CU 07-531
Planning Permits Required: Tentative Parcel Map for the subdivision of one lot into two lots.
Conditional Use Permit to waive the prevalent lot size requirement.

General Plan: Mixed Housing Type
Zoning: C-10 Local Retail Commercial Zone

Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines:
Minor land division
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: 4
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrera@oaklandnet.com.

7. **Location:** **Lot 201, Valley View Road (APN: 048G-7436-010-00) (2/25/08)**
(Located on abutting lot west of 6281 Valley View Road)

Proposal: Construct a new 5,440 square foot single-family dwelling on a vacant 7,037 square foot uphill lot.

Contact Person/ Carlos Jimenez
 Phone Number: (415) 437-3104

Owner: Carlos Jimenez

Case File Number: **DV 07-285**

Planning Permits Required: Design Review to construct a new single-family dwelling. Variance to locate the dwelling 20 feet from the rear (south) lot line whereas 24 feet is required. *(Note: 20 feet min. is normally required, but for deep lots an extra 1/2 foot is added for each 1 foot of lot depth exceeding 100 feet).*

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.

8. **Location:** **4683–4689 Benevides Avenue (APN: 024 -0551-001-00) (2/26/08)**

Proposal: Subdivision of one lot into two separate lots.

Contact Person/ Shay Harting
 Phone Number: (510) 453-1020

Owner: Shay and Olivia Harting

Case File Number: **TPM 9654 & CU 08-055**

Planning Permits Required: Tentative Parcel Map for a one lot subdivision into two parcels.
Conditional Use Permit for the division of a parcel with existing buildings.

General Plan: Detached Unit Residential

Zoning: R-30 One-Family Residential Zone

Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines:
Minor land division
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: 3

City Council District: 5

For further information: Contact case planner **Michael Bradley** at **(510) 238-6935** or mbradley@oaklandnet.com.

9. **Location:** S/E Chetwood Street (adjacent to 678 Chetwood Street) (APN: 010 - 0832-028-02) (2/11/08)
 Proposal: To construct a new 3,022 square foot single family dwelling with an attached garage on a vacant 6,270 square foot down slope lot.
 Contact Person/ Richard Janzen
 Phone Number: (510) 333-8335
 Owner: Dave Wong
 Case File Number: DR 08-038
Planning Permits Required: Design Review for the construction of a new 3,022 square foot single family dwelling with an attached garage.
 General Plan: Mixed Housing Type Residential
 Zoning: R-35 Special 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: 3
City Council District: 2
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com.

10. **Location:** 3763 Delmont Avenue (APN: 037A-2784-015-01) (11/19/07)
 Proposal: To construct a new split-level single-family home (2,150 square foot) with an attached 2-car garage on a vacant corner lot containing several mature Oak Trees. The project requires the removal of 10 & construction adjacent to 7 Protected Trees (Oaks). *This is a re-notification.*
 Contact Person/ Qing "Sam" Cheng Li
 Phone Number: (510) 882-8187
 Owner: Same
 Case File Number: DR 07-492 & T 07-156
Planning Permits Required: Design Review to construct a new dwelling unit. Tree Removal Permit to remove 10 Protected Oak Trees & Tree Protection Permit for construction adjacent to 7 Protected Oak Trees.
 General Plan: Detached Unit 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
Survey Rating: *3
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or arose@oaklandnet.com.

11. **Location:** 160 Santa Clara Avenue (APN: 010 -0818-016-00) (2/28/08)
 Proposal: The conversion of an existing residential facility (residential building) to a nonresidential facility (commercial building).
 Contact Person/ Christopher Akhidenor
 Phone Number: (510) 452-0262
 Owner: Christopher Akhidenor
 Case File Number: CU 08-058
Planning Permits Required: A Conditional Use Permit for the conversion of an existing residential facility to a nonresidential facility.
 General Plan: Urban Residential
 Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Existing facilities
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: 3
City Council District: 2
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com.

12. **Location:** 6125 Merced & 2069 Mountain Blvd. (APN: 048F-7352-012-01) (2/14/08)
 Proposal: To create outdoor café seating areas and renovate the Safeway supermarket signs and façade.
 Contact Person/ Glenn Shinsako
 Phone Number: (925) 256-0666
 Owner: Kathleen Beichley et al.
 Case File Number: CD 08-043
Planning Permits Required: Conditional Use Permit (CUP) to allow outdoor café seating. Design Review for façade improvements including changes to the signs.
 General Plan: Neighborhood Center
 Zoning: C-27 Village Commercial 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: X
Service Delivery District: 2
City Council District: 4
For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com.