

APPLICATIONS ON FILE
March 14, 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 31, 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: 901 Hillcroft Circle (APN: 011 -0889-020-00) (2/20/08)
	Proposal: Construct several small additions, totaling 369 square feet of new floor area, to a 3,803 square foot single-family dwelling.
	Contact Person/ Cindy Sterry
	Phone Number: (510) 835-5425
	Owner: Dan and Alice Ryan
	Case File Number: DV 08-045
	Planning Permits Required: Variance for three small additions to encroach no more than 7 feet into the required 20 foot front yard setback and Design Review for additions to a single-family dwelling.
	General Plan: Detached Unit Residential
	Zoning: R-30 Single Family Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines Minor alterations to existing structure. Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potentially Designated Historic Property (PDHP) Survey Rating: C2+
	Service Delivery District: 3
	City Council District: 3
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

2.	Location: 5743 Snake Road (APN: 048F-7351-001-00) (02/20/08)
	Proposal: To construct an attached two-story addition of 251 square feet along the south and southwest sides of the existing two-story single-family residence.
	Contact Person/ Jeffrey Wood Architects
	Phone Number: (510) 531-1624
	Owners: Ken Phillippi & Marianne Williams
	Case File Number: DV 08-047
	Planning Permits Required: Design Review for an addition. Variance to allow the addition to be located 17 feet from the rear property line where 20 foot is required.
	General Plan: Neighborhood Center
	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 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 .

3.	Location: 1221 31 st Avenue (APN: 025-0691-004-00) (3/3/08)
	Proposal: Construct 1,124 square foot two-story addition (562 square feet each level) to an existing 1,142 one-story single family dwelling.
	Contact Person/ Nguyen Hai
	Phone Number: (510) 706-7662
	Case File Number: DR 08-064
	Owner: Nguyen Hai
	Planning Permits Required: Design Review
	General Plan: Neighborhood Center
	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: Not a Potentially Designated Historic Property Survey Rating: X
	Service Delivery District: 4
	City Council District: 5
	For further information: Contact case planner Tanya Boyce at (510) 238-2074 or tboyce@oaklandnet.com .
