

APPLICATIONS ON FILE
March 21, 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:

April 7, 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.

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| 1. | Location: 2202 14 th Avenue (APN: 022 -0299-001-01) (2/4/08) |
| | Proposal: Raise existing single-family home (1,108 square-feet) to create one new living unit (594 square-feet) and one new commercial unit (515 square-feet) at the ground level. |
| | Applicant/ Kent Lau |
| | Phone Number: (510) 333-6448 |
| | Owner: Huy Ngo |
| | Case File Number: DV 08-025 |
| | Planning Permits Required: Design Review to raise an existing structure to allow the addition of a new dwelling unit; Variance to construct less than 1-foot from a street side property line where 2-feet are required. |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: C-30 District Thoroughfare Commercial Zone/ R |
| | Environmental Determination: Exempt, Section 15301(e) State CEQA Guidelines: Addition to an existing structure within an urbanized area. 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 (PDHP); 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 |

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| 2. | Location: 6254 Merced Avenue (APN: 048F-7351-009-02) (12/06/07) |
| | Proposal: To convert an existing four-unit residential property to condominiums. |
| | Applicant/ John Gutierrez |
| | Phone Number: (510) 847-0600 |
| | Owner: David Graham |
| | Case File Number: TPM 9587 |
| | Planning Permits Required: Tentative Parcel Map for condominium purposes. |
| | General Plan: Neighborhood Center Mixed Use |
| | Zoning: R-50 Medium Density Residential |
| | Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple 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: Not a Potential Designated Historic Property; Survey Rating: X |
| | Service Delivery District: 2 |
| | City Council District: 4 |
| | For further information: Contact case planner Holly Pearson at (510) 238-3079 or hpearson@oaklandnet.com |

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| 3. | Location: 4214 Park Boulevard (APN: 024-0539-034-00) (3/3/08) |
| | Proposal: To establish a full service restaurant on the ground floor of an existing commercial building. |
| | Applicant/ John Hurley |
| | Phone Number: (415) 317-2556 |
| | Owner: Gerald Friedkin |
| | Case File Number: CU 08-063 |
| | Planning Permits Required: Minor Conditional Use Permit to allow a General Food Sales Commercial Activity to be located at a ground floor in the S-9 Retail Frontage Combining Zone. |
| | General Plan: Neighborhood Center Mixed Use |
| | Zoning: C-30 District Thoroughfare Commercial Zone/ S-9 Retail Frontage Combining 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): ASI anchor (primary contributor) major importance Survey Rating: B-2+ |
| | Service Delivery District: 3 |
| | City Council District: 5 |
| | For further information: Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com |

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| 4. | Location: 3203 Hannah Street (APN: 007 -0597-025-00) (2/20/08) |
| | Proposal: To convert an existing two-unit residential property to condominiums. |
| | Applicant/ Matt Novack |
| | Phone Number: (510) 428-1714 |
| | Owner: Matt Novack |
| | Case File Number: TPM 9745 |
| | Planning Permits Required: Tentative Parcel Map for condominium purposes. |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: R-36 Small Lot Residential Zone |
| | Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple 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: C2+ |
| | Service Delivery District: 1 |
| | City Council District: 3 |
| | For further information: Contact case planner Holly Pearson at (510) 238-3079 or hpearson@oaklandnet.com |

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| 5. | Location: | 41 Whittle Court (APN: 029A-1305-051-06) (2/20/08) |
| | Proposal: | To allow a detached accessory structure located in the required side and rear yards to exceed the maximum height limit. |
| | Applicant/ | Adrienne Elenteny |
| | Phone Number: | (510) 336-9196 |
| | Owner: | Adrienne Elenteny |
| | Case File Number: | V 08-048 |
| | Planning Permits Required: | Variance to allow an accessory structure to measure approximately 12-feet in height where 9-feet are allowed (OMC Sec. 17.108.130(K)). |
| | General Plan: | Mixed Housing Type Residential |
| | Zoning: | R-30 One-Family Residential Zone |
| | Environmental Determination: | Exempt, Section 15303(e) of the State CEQA Guidelines: New Construction of Small Structures (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: X |
| | Service Delivery District: | 4 |
| | City Council District: | 4 |
| | For further information: | Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com |

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| 6. | Location: | 3084 22nd Avenue (APN: 026 -0789-001-01) (8/20/07) |
| | Proposal: | Tentative Parcel Map for a four (4) unit condominium conversion of a vacant building. |
| | Applicant/ | Kristin Personett: Indigo Design Group |
| | Phone Number: | (510) 655-3705 |
| | Owner: | David Miller of Oakland Townhomes LLC. |
| | Case File Number: | TPM 9556 |
| | Planning Permits Required: | Tentative Parcel Map for condominium purposes. |
| | General Plan: | Mixed Housing Type Residential |
| | Zoning: | R-30 One-Family Residential Zone |
| | Environmental Determination: | Exempt, Section 15301(k) of the State CEQA Guidelines: Creation of condominiums within an existing 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 (PDHP); Survey rating: D3 |
| | Service Delivery District: | 4 |
| | City Council District: | 5 |
| | For further information: | Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com |

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| 7. | Location: 3927 Delmont Avenue (APN: 037A-2763-011-00) (1/17/08) |
| | Proposal: A 2-story rear addition (1,060 square-feet) to a single-family home. |
| | Applicant/ Susan Fuentes |
| | Phone Number: (415) 569-9082 |
| | Owner: Susan & Arnold Arevalo |
| | Case File Number: REV 08-002 |
| | Planning Permits Required: Revision of existing approval no. DRC06-055 (2 nd story addition to existing single-family home). |
| | General Plan: Detached Unit Residential |
| | Zoning: R-30 One-Family Residential 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: Not a Potential Designated Historic Property (PDHP); Survey rating: X |
| | Service Delivery District: 4 |
| | City Council District: 5 |
| | For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com |
