

**APPLICATIONS ON FILE**  
**March 30, 2007**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**Oakland, California 94612-2031**

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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 10-day public comment period:**

**April 16, 2007**

**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 10-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 ten (10) 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:** 3418 Magnolia Street (APN: 005 -0477-022-01) (11/21/06)  
                      **Proposal:** Construct a new two story single family dwelling to the rear of the existing single family dwelling for a total of two dwelling units on the property.  
  
                      **Applicant:** Meera Rani  
**Contact Person/Phone Number:** (510) 421-8642  
                      **Owner:** Meera Rani  
                      **Case File Number:** DR 06-574  
                      **Planning Permits Required:** Regular Design Review  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Section 15303(a) of the State CEQA Guidelines:  
New construction of small structures  
Exempt, 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: Dc2+  
  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com).

2.                   **Location:** 5532 San Pablo Avenue (APN: 015 -1308-018-00) (1/8/07)  
                      **Proposal:** Establish an Automotive Sales Activity (motorcycles) within the existing Auto Repair business. The existing business also contains other accessory activities such as food sales and retail sales.  
  
                      **Applicant:** Zoe Nauman  
                      **Owner:** Zoe Nauman  
                      **Case File Number:** CU 07-004  
                      **Planning Permits Required:** Interim Conditional Use Permit to allow an Automotive (motorcycles) Sales Activity within the Community Commercial General Plan Area.  
                      **General Plan:** Community Commercial  
                      **Zoning:** C-35 District Shopping Commercial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Minor alterations to an existing facility  
Exempt, 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: C3  
  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com).



<b>5.</b>	<b>Location:</b> Lot 1875, in the 6000 block of Balboa Drive (APN: 048E-7348-004-02) (03/0107)
	<b>Proposal:</b> To construct a single-family dwelling on a hillside parcel.
	<b>Owner:</b> Jonathan Katz
<b>Contact Person/Phone Number:</b>	Antje Steinmuller (510) 883-1967
	<b>Case File Number:</b> DR 07-075 T 07-024
<b>Planning Permits Required:</b>	Design Review and Tree Removal Permit.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-20 Low Density Residential S-10 Scenic Route Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines: New Construction of Conversion of Small Structures Exempt, Section 15332 of the State CEQA Guidelines: Infill development Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>David Valeska</b> at (510) 238-2075 or <a href="mailto:dvalueska@oaklandnet.com">dvalueska@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> 1501 41 <sup>st</sup> Avenue (APN: 033 -2144-037-00) (1/18/07)
	<b>Proposal:</b> Construction of a new duplex.
<b>Contact Person/Phone Number:</b>	Victoria Leung (510) 332-0862
	<b>Owner:</b> Victoria Leung
	<b>Case File Number:</b> VDRC 07-077
<b>Planning Permits Required:</b>	Special Residential Design Review to allow a new duplex. A Variance to allow the building to be located 3 feet from the interior side property line where 10 feet is required.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> C-40 Community Thoroughfare Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating: Vacant Site
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	5
<b>For further information:</b>	Contact case planner <b>Sung H. Kwon, AICP</b> at (510) 238-6414 or <a href="mailto:skwon@oaklandnet.com">skwon@oaklandnet.com</a> .