

APPLICATIONS ON FILE
April 11, 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 28, 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: 829 21 st Street (APN: 003 -0033-001-00) (9/14/07)
	Proposal: To convert an existing warehouse into five new live-work units.
	Applicant: Tom Dolan Architects
	Contact Person/ Tom Dolan
	Phone Number: (510)839-7200
	Owner: Kelleth Chinn & Deane Jenkins
	Case File Numbers: CD 07-399 / TPM 9658
	Planning Permits Required: Interim Conditional Use Permit to allow new live-work floor area; Conditional Use Permit (Minor) to re-activate the prior non-conforming activity and to allow the substitutive uses; Design Review (Regular) to allow new dwelling units; Tentative Parcel Map to allow subdivision for commercial condominium purposes
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density 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; Survey Rating: *2-
	Service Delivery District: 1
	City Council District: 3
	For Further Information: Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com

2.	Location: 4021 International Boulevard / APNs: 033 -2155-003-00, 033 -2155-006-04, 033 -2155-071-01, 033 -2155-025-00 (1/7/08)
	Proposal: To construct two commercial buildings totaling 5,883 square feet and to remodel an existing commercial building located on the site.
	Applicant/ Bill Phua
	Phone Number: (510) 761-3333
	Owner: Bill Phua
	Case File Number: CDV08-004 / PMW07-001
	Planning Permits Required: Minor Conditional Use Permit to allow use of C-40 zoning as the best fit zone for the site pursuant to DET08-008, Regular Design Review for new construction, and a minor variance to allow the building located at the corner of 41 st Avenue and International Boulevard to have a zero foot street side setback where 10 feet is required and a Parcel Map Waiver to merge four parcels.
	General Plan: Community Commercial
	Zoning: C-40 Community Thoroughfare Commercial Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: Construct 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: IV
	City Council District: 5
	For Further Information: Contact case planner Leigh McCullen at 510 238-4977 or by e-mail at lmccullen@oaklandnet.com .

3.	Location: 3914 E 18 th Street (APN 033 -2141-019-00) (3/24/08)
	Proposal: To construct a 1,400 square-foot two-story single-family dwelling with a 257 square-foot attached garage on a vacant lot.
	Applicant/ Joyce Perry
	Phone Number: (510) 710-7011
	Owner: Joyce Perry
	Case File Number: DR08-087
	Planning Permits Required: Regular Design Review for a new single-family dwelling
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: Construct of a small structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Vacant Parcel – no Survey Rating
	Service Delivery District: IV
	City Council District: 5
	For Further Information: Contact case planner Leigh McCullen at (510) 238-4977 or by email: lmccullen@oaklandnet.com .

4.	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: DV08-045
	Planning Permits Required: Minor Variance for three small additions to encroach no more than 7 feet into the required 20' front yard setback and Regular Design Review for an 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, Survey Rating C2+
	Service Delivery District: III
	City Council District: 3
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

5.	Location:	2144 E 27th Street (APN 022-0364-004-00) (4/4/08)
	Proposal:	To raise a single-family dwelling and add a second dwelling unit in newly created ground floor.
Contact Person/Phone Number:		Dung Nguyen / (510) 304-5433
	Owner:	Tam Nguyen
	Case File Number:	DR08-066
Planning Permits Required:		Regular Design Review for a the addition of a new dwelling unit to an existing single-family dwelling
	General Plan:	Mixed Housing Type Residential
	Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:		Exempt, Section 15301 of the State CEQA Guidelines: Alterations to 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 Fd3
Service Delivery District:		III
City Council District:		2
For Further Information:		Contact case planner Leigh McCullen at (510) 238-4977 or by email: lmccullen@oaklandnet.com .

6.	Location:	630 3rd Street (APN: 001 -0123-009-00) (3/13/08)
	Proposal:	To establish a new performance space for the Oakland Opera.
Applicant (Contact Person)/		Thomas Dean
Phone Number:		(510) 467-7016
	Owner:	Terradev Jefferson LLC
	Case File Number:	CU 08-078
Planning Permits Required:		Conditional Use Permit (Minor) to allow a Group Assembly Commercial Activity.
	General Plan:	Off-Price Retail District (Estuary Policy Plan)
	Zoning:	M-30 General Industrial 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 Survey Rating: *3
Service Delivery District:		Metro
City Council District:		3
For further information:		Contact case planner Holly Pearson at (510) 238-3079 or hpearson@oaklandnet.com

7.	Location:	4395 Piedmont Avenue (APN: 013 -1116-002-00) (3/6/08)
	Proposal:	To establish a Full-Service Restaurant on the ground floor of a Mixed-Use building.
Applicant (Contact Person)/		Kayta George
Phone Number:		(510) 409-8245
	Owner:	4395 Piedmont Ave LLC
	Case File Number:	CU 08-070
Planning Permits Required:		Conditional Use Permit (Minor) to allow General Food Sales Commercial Activity (Full-Service Restaurant)
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General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail 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: Not a Potential Designated Historic Property;
No Survey Rating
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or
ujonsson@oaklandnet.com

8. **Location:** 3631 Suter Street (APN: 032 -2030-070-00) (3/24/08)
Proposal: To legalize a two-story rear addition (864 square-foot floor area) at a one-story single-family home (660 square-foot floor area); the addition occupies 1'-3" in depth of the rear yard.

(Relates to Code Compliance case no. 07-06907)
Applicant (Contact Person)/ Matthew Hong
Phone Number: (510)501-6421
Owners: Matthew & Nikole Hong
Case File Number: DV 08-086
Planning Permits Required: Design Review (Regular) to allow an addition exceeding 100% of existing floor area (OMC Sec. 17.136.040(A)(7));
Variance (Minor) to allow a building to be located 13'-9" from a rear property line where 15-foot is required (OMC Sec. 17.24.140(D))
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(e)(2) of the State CEQA Guidelines:
Existing Facilities (Additions to existing 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 (minor importance)
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or
arose@oaklandnet.com

9. **Location:** 4611 Virginia Avenue (APN: 036 -2442-032-00) (3/28/08)
Proposal: To lift an existing single-family dwelling, replace the foundation, and create new floor area within the existing building footprint.

(The Zoning Manager approved case no. DV 07-197 on August 21, 2007; this request would amend that approval)
Applicant-Owner (Contact Person)/ Mary B. Oades
Phone Number: (510) 808-4027
Case File Number: REV 08-007
Planning Permits Required: Revision to amend an approved Design Review (Regular) and Variance (Minor)
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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;
Survey Rating: D3
Service Delivery District: 5
City Council District: 5
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or
jherrera@oaklandnet.com

10. **Location:** **5421 Fairfax Avenue (APN: 035 -2395-001-00) (8/1/07)**
Proposal: To subdivide one lot between two existing detached single-family homes into two separate lots each containing one home.
Applicant: Indigo Design Group
Contact Person/ Kristin Personett /Indigo Design Group
Phone Number: (510) 697-4289
Owner: Rui L. Xu
Case File Number: **TPM 9585 / CU 07-346**
Planning Permits Required: Tentative Parcel Map to subdivide one lot into two;
Conditional Use Permit (Minor) to waive the prevalent lot size requirement
General Plan: Detached Unit Residential
Zoning: R-50 Medium Density 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 a Potential Designated Historic Property;
Survey Rating: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or
jherrera@oaklandnet.com

11. **Location:** **1230 37th Avenue (APN: 033 -2158-022-01) (2/5/08)**
Proposal: To construct a 32-unit residential building.
Contact Person/ Reuel Smith
Phone Number: (510) 338-0793
Owner: Reuel Smith
Case File Number: **CD08-007**
Planning Permits Required: Interim Conditional Use Permit (Minor) for density;
Design Review (Regular) to allow construction of new dwelling units

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The Determination to allow the increase in density was previously noticed

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General Plan: Neighborhood Center Mixed Use
Zoning: R-30 One-Family Residential Zone/
S-15 Transit Oriented Development Zone
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
Historic Status: Not Potential Designated Historic Property;
No Survey Rating: Parking Lot
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or
rmerkamp@oaklandnet.com.
