

APPLICATIONS ON FILE
April 18, 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:

May 5, 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: 546-30 th Street (APN: 009 -0708-010-00) (3/17/08)
	Proposal: To convert a four-unit apartment building into condominiums units.
	Applicant/Owner: David Miller/Townhome LLC
	Contact Person/ Kristin Personett/Indigo Design Group
	Phone Number: (510) 697-4289
	Case File Number: TPM9555
	Planning Permit Required: Tentative Parcel Map to subdivide a four-unit apartment for condominium purposes
	General Plan: Urban Residential
	Zoning: R-70 High Density Residential Zone
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Creation of common interest ownerships; 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: Dc2+
	Service Delivery District: 2
	City Council District: 3
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

2.	Location: Chelsea Court (vacant lot east of 21 Chelsea Court) (APN: 048D-7281-014-00) (9/27/07)
	Proposal: To construct a new 4,049 square-foot 2-story single-family dwelling on a downslope lot.
	Applicants/Owners: Gailen and Eric Runge
	Contact Person/ Eric Runge
	Phone Number: (510) 530-2314
	Case File Number: DR07-424
	Planning Permits Required: Design Review (Regular) to allow construction of a new residential unit
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 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: Vacant Parcel
	Service Delivery District: 2
	City Council District: 4
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

5.	Location: 5822 Buena Vista Ave. (vacant lot between 5816 and 5828 Buena Vista Ave.) (APN: 048A-7210-010-02) (4/14/08)
	Proposal: To construct a new 3,360 square-foot single-family dwelling on a vacant lot.
	Contact Person/ Justin Cipriani/Toby Long Design
	Phone Number: (415) 905-9030
	Owners: Teri and Jeff Wong
	Case File Number: DV08-021
	Planning Permits Required: Design Review (Regular) to construct a new single-family dwelling; Variance (Minor) to exceed the 24-foot height limit (measured above edge of street pavement) within 20-foot of the front lot line <i>(Note: a 12'-10" wide portion of the building is 38.5' above the street level, i.e., 14.5' over the 24' height limit – see rendering)</i>
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New 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; Vacant lot
	Service Delivery District: 2
	City Council District: 1
	For Further Information: Contact case planner Ann M. Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com

6.	Location: 50 Alvarado Court. (APN: 048H-7663-030-00 & -031-00) (4/4/08)
	Proposal: To construct a 1,514 square foot second floor addition and alterations to an existing 4,938 square-foot single-family dwelling and to adjust a lot line that runs through structure
	Applicant/ George E. Scott Architect
	Phone Number: (916) 780-0100
	Owners: Peter & Christina Reynolds
	Case File Numbers: DV07-487 / PMW08-010
	Planning Permits Required: Design Review (Regular) to construct a second floor addition and alteration to an existing single family dwelling; Variance (Minor) to allow the addition to be located 3'-8" from the side property line where 10'-6" is required; Parcel Map Waiver to adjust a lot line that runs through structure.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 (a) of the State CEQA Guidelines: Small addition and alteration to an existing single family dwelling; Exempt, Section 15305 of the State CEQA Guidelines: Minor lot line adjustment to an existing land division; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated Historic Property; Survey Rating: C2+
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

7.	Location: 514-516 North Street (APN: 015 -1379-004-00) (3/19/08)
	Proposal: To convert two detached residential dwelling units into two residential condominium units.
	Applicant/ John E. Gutierrez
	Phone Number: (510) 647-0600
	Owner: Craig Beckerman
	Case File Number: TPM 9726
	Planning Permits Required: Tentative Parcel Map to allow subdivision for condominium purposes
	General Plan: Neighborhood Center Mixed Use
	Zoning: R-40 Garden Apartment Residential Zone/ C-28 Commercial Shopping District Zone
	Environmental Determination: 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: F3
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case Planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com

8.	Location: 5721 Genoa Street (APN: 015 -1285-030-00) (2/20/08)
	Proposal: To convert four residential dwelling units into four residential condominium units.
	Applicant: Dogtown Development Company
	Contact Person/ Matt Novak
	Phone Number: (510) 428-1714
	Owner: Dee C. Madison III
	Case File Number: TPM 9746
	Planning Permits Required: Tentative Parcel Map to allow subdivision for condominium purposes
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	Environmental Determination: 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: 1
	For further information: Contact case Planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com

11.	Location: 6595 Glen Oaks Way (APN: 048F-7376-029-00) (4/8/08)
	Proposal: Revision to a previously-approved new single-family dwelling currently under construction to allow a site retaining wall at the rear of the house that is 10 feet in height (6 feet max. permitted) and to allow building wall heights of up to 38 feet at the highest portion (30 feet max. permitted) and modify the previously-approved Creek Protection Permit to include the retaining wall. <i>(Note: This is a result of the site grade getting lower during construction; there is no increase to the building height in relation to street level and all roof or floor elevations remain the same).</i>
	Contact Person/ Bill Brown, Jack Ethan Builders
	Phone Number: (925) 820-3853
	Owner: Marjorie Mensing
	Case File Number: REV08-06 (related to and revising cases # DR07-040 and # CP07-089)
	Planning Permits Required: Minor Variances to: (a) exceed the 6-foot site retaining wall height (up to 10 feet proposed), and (b) exceed the 30-foot building wall height limit (up to 38 feet proposed).
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New 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; (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 .
