

APPLICATIONS ON FILE
April 4, 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 21, 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.

3. **Location:** **3101 Burdeck Drive (APN: 029 -1163-003-10) (2/4/08)**
 Proposal: To add 3,361 square-feet new floor area including a 3rd story to a 2-story single-family home measuring 2,060 square-feet in floor area and located on a steeply-down sloping lot.

Applicant-Owner/ Russ Zimmerman
 Phone Number: (510)336-7097
 Case File Number: **DR 08-024**

Planning Permits Required: Design Review (Regular) to add more than 1,000 square-feet in new floor area to a dwelling unit (OMC Sec. 17.136.040(A)(7))

General Plan: Hillside Residential
 Zoning: R-20 Low Density Residential Zone

Environmental Determination: Exempt, Section 15301(e) 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

Service Delivery District: 4
 City Council District: 4

For further information: Contact case planner **Aubrey Rose** at **(510) 238-2071** or arose@oaklandnet.com

4. **Location:** **4251 Knoll Avenue (APN: 037 -2605-052-00) (3/5/08)**
 Proposal: To construct a 1,334 square foot two-story addition to an existing 1,165 square-foot single-family dwelling located on a down slope lot.

Contact Person-Owner/ Rolf Behrsing
 Phone Number: (510) 435-0702
 Case File Number: **DR 08-067**

Planning Permits Required: Design Review for the construction of a 1,334 square-foot two-story addition to an existing 1,165 square-foot single-family dwelling.

General Plan: Hillside 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: 4
 City Council District: 6

For further information: Contact case planner **Michael Bradley** at **(510) 238-6935** or mbradley@oaklandnet.com

5.	Location: 1366 81 st Avenue (042 -4247-070-01) (3/31/08)
	Proposal: To construct one 3-unit building and one single-family home on a site currently containing one single-family home to total five units on the property.
	Contact Person/ Phone Number: Kent Lau (510) 333-6448
	Owner: Danny Lau
	Case File Numbers: CD 08-110
	Planning Permits Required: Design Review to construct one 3-unit building and one single family residence; Minor Conditional Use Permit to allow more than 2 units on a lot located in the R-50 Zone
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15303(b) of the State CEQA Guidelines: New construction 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: 6
	City Council District: 7
	For further information: Contact case planner Tanya Boyce at (510) 238-2074 or tboyce@oaklandnet.com

6.	Location: 2033 38 th Avenue (APN 032 -2091-004-00) (3/6/08)
	Proposal: To raise an existing one-story single-family dwelling 6-feet 7-inches in height to create two stories and to construct a 1,842 square-foot second unit at the new ground floor.
	Contact Person/Phone Number: Alex Centeno (510) 301-4150
	Owners: Alex & Tamara Centeno
	Case File Number: DR 08-069
	Planning Permits Required: Design Review (Regular) for the addition of a second residential unit to a property containing 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: 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: X
	Service Delivery District: 4
	City Council District: 5
	For further information: Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com

7.	Location: 9133 International Boulevard (APN 044 -4952-007-00) (2/25/08)
	Proposal: To create a two-story Mixed Use Development containing ground floor commercial spaces and one dwelling unit on the second floor and totaling 7,390 square-feet in floor area.
	Contact Person/ Jesus Cortez
	Phone Number: (510) 566-3857
	Owner: Manuel Cortez & Marselinda Cortez
	Case File Number: DR 08-050
	Planning Permits Required: Design Review (Regular) for the creation of a new Mixed Use Development.
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-40 Community Thoroughfare Commercial Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; New Construction of Small Structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Vacant Lot; Survey Rating: None
	Service Delivery District: 6
	City Council District: 7
	For further information: Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com
