

APPLICATIONS ON FILE
April 25, 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.

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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 12, 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: Burr Street, vacant lot northwest (left) of 8840 Burr Street (APN: 043A-4641-025-00) (3/26/08)
	Proposal: To construct a new 3,406 square foot single-family dwelling on a vacant 8,500 square foot upslope lot.
	Applicant/ Hampton S. Hancock
	Phone Number: (925)284-7502
	Owner: Raymundo Reyes
	Case File Number: DR08-092
	Planning Permits Required: Design Review (Regular) for the construction of a new single family dwelling
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303(a) of the State CEQA Guidelines: New Construction of Small Structures (One single-family residence); Section 15183 of 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: 6
	City Council District: 7
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

2.	Location: 4234 Montgomery Street (APN: 013 -1114-028-00) (09/17/07)
	Proposal: To construct a 720 square foot rear one-story addition to contain a second kitchen to the existing 1,152 square foot single-family residence.
	Applicant/ Steve Vallejos, Valley Home Development
	Phone Number: (707) 429-3322
	Owner: Suzanne Leong
	Case File Number: CD07-400
	Planning Permits Required: Conditional Use Permit (Minor) to construct a second kitchen facility within a single-family residence; Design Review (Regular) for a new residential addition in the R-50 Zone
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility; Section 15183 of 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

5.	Location: 1411 100th Avenue (APN: 046 -5426-013-00) (3/12/08)
	Proposal: To demolish an accessory structure and to construct a 2-story single-family home (1,295 square feet floor area) with a detached rear 2-story Secondary Unit (645 square feet floor area); an Orange Tree on-site would be preserved.
	Applicant-Contact Person/Phone Number: Graham Hill/Lowney Architecture (510) 836-5400
	Owner: Mannedge Properties, Inc.
	Case File Number: DR08-076 / T08-0034
	Planning Permits Required: Design Review (Regular) to construct 2 new dwelling units (OMC Sec. 17.16.030, 17.136.040(A)(1) & (3)); Tree Protection Permit to construct within 10 feet of a Protected Tree (OMC Sec. 12.36)
	General Plan: Community Commercial
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301(a) State CEQA Guidelines: New Construction of Small Structures (One single-family home or second unit in a residential zone); 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: 6
	City Council District: 7
	For Further Information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com

6.	Location: Exeter Drive (the adjacent vacant lot north of 7040 Exeter Drive) (APN 048D-7297-101-00) (4/21/08)
	Proposal: To construct a new two-story single-family dwelling (1,500 square feet) on an upslope lot.
	Applicants/Owners: Andreas and Helen Brueggemann
	Contact Person/Phone Number: Andreas Brueggemann (510) 495-5849
	Case File Numbers: DR08-136 / CP08-084 / T08-0035
	Planning Permits Required: Design Review (Regular) for new residential construction; Creek Protection Permit (Category III) for construction within 100' of an existing creek side channel; Tree Protection/Removal Permit to remove 6 Protected Trees and to preserve to 2 Protected Trees
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone/ S-10 Scenic Route Combining 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: 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

