

APPLICATIONS ON FILE
April 9, 2007

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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 10-day public comment period:

April 23, 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: 2533 23 rd Avenue (APN: 022 -0351-061-00) (7/25/06)
	Proposal: Subdivide one parcel into two lots and seven condominium units to facilitate the development of one three-unit residential building and one four-unit residential building. <i>(Note: This proposal is for land and condominium subdivision purposes only. The proposals for the three-unit building and the four-unit building have already been approved. A two-lot subdivision was previously approved for this site. The current proposal is for a two-lot subdivision and condominium subdivision.)</i>
	Applicant/Owner: Raymond Yu
Contact Person/Phone Number:	Raymond Yu (510) 681-8687
	Case File Number: REV 06-026 (TPM 7833)
Planning Permits Required:	Tentative Parcel Map to subdivide one parcel into two lots and seven condominiums.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines: Minor land divisions Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, 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:	3
City Council District:	2
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

2.	Location: 45 Armanino Court (APN: 014 -1267-006-08) (2/26/07)
	Proposal: To construct a 234 square foot side deck addition and hot tub/spa in the side yard setback.
Contact Person/Phone Number:	Jane McDermott (510) 520-6177
	Owner: Jane McDermott
	Case File Number: DV 07-067
Planning Permits Required:	Variance to build within the required side yard setback area (3 feet 11 inches proposed; 5 feet required) and Design Review for an addition of deck and hot tub/spa to single family dwelling.
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone S-18 Mediated Design Review Zone
Environmental Determination:	Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Exempt, 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 David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com .

5.	Location: 4410 Edgewood Avenue (APN: 024 -0546-035-09) (3/19/07)
	Proposal: Tentative Parcel Map to convert three residential units into residential condominiums.
Contact Person/Phone Number:	Christopher Tse (510) 251-1869
	Owner: Christopher Tse
	Case File Number: TPM 9483
Planning Permits Required:	Tentative Parcel Map to convert three residential units into residential condominiums.
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family Residential
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, 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: 3
	City Council District: 5
	For Further Information: Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

6.	Location: 1414 10th Street (APN: 004 -0063-028-00) (1/11/07)
	Proposal: Convert the two existing vacant dwelling units into condominiums.
Contact Person/Phone Number:	Amy Arnold (510) 625-0100
	Owner: Asibullah Khojazada
	Case File Number: TPM 9339
Planning Permits Required:	Tentative Parcel Map for condominiums.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of multiple family residences into common-interest ownership 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: C1+
	Service Delivery District: 1
	City Council District: 3
	For further information: Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

7.	Location: 5438 Crittenden Street (APN: 035 -2368-039-00) (3/30/07)
	Proposal: Revision of previously approved project to construct a 1,261 square foot first floor addition to a single family dwelling and a 1,140 square foot secondary unit at the rear of the lot. The new proposal is for demolition of the primary single family dwelling and reconstruction of a new 2,034 square foot single family dwelling in the same location as the initial proposal.
Contact Person/Phone Number:	Manuel Torres (510) 652-4433
Owner:	Hector Aguilera
Case File Number:	REV 07-011
Planning Permits Required:	Conditional Use Permit and Design Review for a Secondary Unit and Design Review to expand the primary dwelling.
General Plan:	Detached Unit Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15303 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:	Not a Potential Designated Historic Property Survey Rating: Ed3
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

8.	Location: 6038 Snake Road (APN: 048E-7339-048-00) (3/27/07)
	Proposal: To address deviations from approved plans for a new single family dwelling currently under construction.
Applicant:	Marshall Akbari
Contact Person /Phone Number:	(510) 825-7643
Case File Number:	VDRC 07-115 (CP 02-019)
Planning Permits Required:	Variances to allow a 4 foot front yard setback where 5 feet minimum is required, waive the 20 foot setback from the street edge-of-pavement required for garages, and to allow a 29 foot building height above the edge-of-pavement where 24 feet maximum height is allowed for the portion of the building located within 20 feet from the front property line; Special Residential Design Review for design modifications; and Creek Protection Permit.
General Plan:	Hillside Residential
Zoning:	R-30 One-Family 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:	Not a Potential Designated Historic Property No Survey Rating
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com .