
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 contacting the case planner and visiting our offices. 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:

November 22, 2004

A decision will be made on the application shortly after this date. If you challenge the application in court, you may 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.

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.

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|-------------------------------------|--|
| 1. | Location: 1018-1026 Jackson Street (APN 002-0083-028-00) (07/01/04) |
| | Proposal: To construct a new 6-story tall mixed use residential/commercial building. The project will consist of 35 dwelling units on the upper 5 floors and 1,250 sq. ft. of commercial/retail space on the ground floor. 43 indoor parking spaces will be provided on the ground floor and in the basement. |
| | Applicant/Owner: 9JO LLC |
| Contact Person/Phone Number: | Stephen O’Kane
(415) 759-0574 |
| Case File Number: | CDV04-336 |
| Planning Permits Required: | Minor Conditional Use Permit to permit a General Retail Sales Commercial Activity; Regular Design Review to construct a new building; Minor Variance to allow reduced front yard, street side yard, and rear yard setbacks (10’-0” required, 0’-0” proposed). |
| | General Plan: Central Business District |
| | Zoning: S-2 Civic Center Zone, S-4 Design Review Combining Zone, S-17 Downtown Residential Open Space Combining Zone |
| Environmental Determination: | Exempt, Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines |
| | Historic Status: Not a Potential Designated Historic Property; Survey rating: n/a |
| | Service Delivery District: Metro |

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City Council District: 2
For further information: Contact case planner **Andrew M. Smith** at (510) 238-6414 or asmith@oaklandnet.com

2. **Location:** **3216 Ettie Street (APN 007-0597-032-00) (8/5/04)**
 Proposal: Raise a two-family dwelling 1', move the structure 3't to the east, create a one car garage within the existing building envelope, and construct a 721 square foot, two-story, rear addition.
 Applicant/ Kathy Kuhner
 Phone Number: (510) 985-0764
 Owner: John and Francesca Boyd
 Case File Number: **DR04-377**
Planning Permits Required: Regular Design review for an addition and exterior modifications to a two-family dwelling located within the R-36 zone.
 General Plan: Mixed Housing Type Residential
 Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures
 Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C2+
Service Delivery District: 1
 City Council District: 3
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

3. **Location:** **3848-3850 International Boulevard (APN 33-2138-14) (9/30/04)**
 Proposal: To replace an existing two-story commercial space with a new two-story commercial office space located next to the Otaez restaurant.
 Applicant: Hampton Hancock
Contact Person/Phone Number: (510)919-3224
 Owner: Jesus & Socorro Campos
 Case File Number: **DR04-424**
Planning Permits Required: Design Review for additions and alterations to an existing commercial building.
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-40 Community Thoroughfare Commercial and S-4 Design Review Combining Zones.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
 Historic Status: Not Historic Property; Survey rating: Ed3
Service Delivery District: 4
 City Council District: 5
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

4. **Location:** **3901 Harrison Street (APN 012-0929-013-00) (8/27/04)**
 Proposal: Convert an existing single-family dwelling into a multi-family dwelling containing 4 residential units.
 Applicant/Owner: Lynden McLaughlan
Contact Person/Phone Number: Lynden McLaughlan
(continue on page 3) (510) 919-7482

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Case File Number: DR04-427
Planning Permits Required: Regular Design Review to allow alterations to an existing residential facility resulting in four dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone; S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
Historic Status: Potential Designated Historic Property (PDHP); Historic rating: Dc?3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

5. **Location:** 4006 and 4008 Macarthur Boulevard (APN 030-1981-092-00) (8/31/04)
Proposal: To establish a coffee shop and bakery within a 1,728 square foot tenant space.
Applicant: Randy Chow
Contact Person/Phone Number: Benjamin D. Tarcher
(510) 841-7109
Owner: Randy Chow
Case File Number: CD04-431
Planning Permits Required: Minor Conditional Use Permit for a general food sales activity in the C-31 zone and Regular Design Review for a 20 square foot wall mounted sign.
General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Potentially Designated Historic Property (PDHP); Survey rating: FD2+*
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

6. **Location:** Vacant lot between 3432 and 3446 Brunell Drive (APN 029-1173-022-01) (09/28/04)
Proposal: To construct a new single family dwelling with vehicular access provided by an existing driveway easement
Owner: Zhilian Wang
Contact Person/Phone Number: Guita Boostani
(510)763-3636
Case File Number: VDRC04-465
Planning Permits Required: Special Residential Design Review to construct a new single family dwelling on a vacant lot, with Minor Variances to allow the building wall length along the north side property line to exceed 35'; and to allow the portion of the building located within the 20' front setback to exceed the 24' height above mid-point of edge of pavement up to a maximum of 32'.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: F3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

12.	Location: 1501 37 th Ave (APN 033 -2132-028-00) (8/25/04)
	Proposal: Tentative Parcel Map to create 37 Live/Work Condominium Units.
	Applicant: Dwayne Jensen
Contact Person/Phone Number:	(510)836-9300
	Owner: Daniel Altman
Case File Number:	TPM8471
Planning Permits Required:	Tentative Parcel Map to create 37 Live/Work Condominium Units.
General Plan:	Mixed Housing Type Residential
Zoning:	R-40 Garden Apartment Residential Zone
Environmental Determination:	Exempt 15301(k), State CEQA Guidelines; Subdivision of existing commercial or industrial buildings
Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: Dc3
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
