

APPLICATIONS ON FILE
April 13, 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 30, 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 recorduring 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: 124-130 Montecito Avenue (APN: 010 -0770-014-00 and 010-0770-015-00) (3/8/07)
	Proposal: Renovation of an existing meeting hall into a library, construct a new two-story, classroom/administration building and a gymnasium for an existing school.
	Applicant: St. Paul's Episcopal School
Contact Person/Phone Number:	Adam Phillips/PFAU Architecture LTD (415) 908-6408 x 101
	Owner: St. Paul's Episcopal School
Case File Number:	V 07-085
Planning Permits Required:	Variances for the west elevation of the gymnasium to exceed the 40-foot height limit by no more than 5 feet and for a 1 foot rear yard setback where 15 feet is required.
	General Plan: Urban Residential
	Zoning: R-60 Medium High Density Residential Zone
Environmental Determination:	Exempt, Section 15314 of the State CEQA Guidelines: Minor additions to existing schools where the addition does not increase original student capacity by 25 percent of 10 classrooms, whichever is less Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Designated Historic Property (DHP); Survey Rating: B3. The Casa Romana is listed in the Oakland Cultural Heritage Survey with a status code of B3, which indicates that the property has a "B" rating defined as a property of "Major Importance" with major historical or architectural value. The building's "3" rating signifies that the property is not located in an historic district. The proposed project, which seeks to rehabilitate the Casa, will result in the demolition of the back of house spaces and non-historic additions and the construction a new, three-story addition to the rear.
Service Delivery District:	3
City Council District:	3
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

2.	Vacant Parcel on Wallace Street (APN: 022 -0353-017-04) (2/20/07) To create condominium rights for a previously approved duplex.
Contact Person/Phone Number:	William Hinkamp (510) 535-1682
	Owner: William Hinkamp and Robert Hamilton
Case File Number:	TPM 9414
Planning Permits Required:	Tentative Parcel Map for condominium purposes.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
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 No Survey Rating: Vacant Parcel
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

5.	Location: 1553 5 th Street (APN: 004 -0105-007-00) (2/20/07)
	Proposal: To construct a previously approved duplex as condominiums.
	Applicant: Stephen Lau, 1553 Fifth Street, LLC
Contact Person /Phone Number:	(650) 758-4757
	Case File Number: TPM 9423
Planning Permits Required:	Tentative Parcel Map to create two condominium units.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot 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 No Survey Rating
Service Delivery District:	1
City Council District:	3
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

6.	Location: 2631 11 th Avenue (APN: 022 -0343-02-01) (3/19/07)
	Proposal: To construct a new public restroom building at a portion of a City park (Bella Vista Park) that is owned by the Oakland Unified School District and is located next to a public elementary school (Bella Vista).
Contact Person/Phone Number:	Denise Louie/City of Oakland Public Works Agency (510) 238-3682
	Owner: Oakland Unified School District
	Case File Number: CU 07-100
Planning Permits Required:	Conditional Use Permit to allow the Accessory Activity of Restroom Building in an Open Space (Neighborhood Park) Zone.
	General Plan: Mixed Housing Type
	Zoning: OS (NP) Open Space (Neighborhood Park)
Environmental Determination:	Exempt, Section 15303(e) of the State CEQA Guidelines: New construction (Accessory 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: *3
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

9.	Location: 1900 Gaspar Drive (APN: 048F-7368-040-00) (02/27/07)
	Proposal: To construct a new two-car garage and a front side upper deck. The project also includes replacement of new front side retaining walls, replacement of the driveway and construction of entry stairs to an existing single-family residence.
	Applicant: Lorick Design & Construction, Inc.
Contact Person/Phone Number:	Darrell Caraway (510) 336-2508
	Owners: Patricia O'Brien & Oscar Morales
	Case File Number: DV 07-088
Planning Permits Required:	1) Regular Design Review for additions to existing residential building. 2) Variance for building height for new upper deck where 30 foot high is the maximum height permitted, and 31 foot high is proposed and a Variance to exceed the maximum 50% of front yard paved area from the existing 62% to the proposed 83%.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone.
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Addition to an existing single-family residence Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designate Historic Property Survey Rating: X
Service Delivery District:	2
City Council District:	4
For further information:	Contact case Planner Mike Rivera at (510) 238-6417 or by email mrivera@oaklandnet.com .
