

APPLICATIONS ON FILE
May 9, 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 27, 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:** **5415 Proctor Avenue (APN: 048B-7164-008-00) (4/7/08)**
 Proposal: To construct a rear two-story addition of 1,008 square feet including a new second kitchen, new deck, patio, and trellis site improvements to an existing 2,142 square foot single-family dwelling.
 Contact Person/ Eileen Tumlin
 Phone Number: (510) 658-2800
 Owner: Bob and Joanne Zollicoffer
 Case File Number: **CD08-120**
Planning Permits Required: Conditional Use Permit (Minor) to establish a second kitchen in a single family dwelling;
Design Review (Regular) to allow additions and alterations
 General Plan: Hillside Residential
 Zoning: R-30 One-family Residential Zone
Environmental Determination: Exempt, Section 15301(e) 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: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

2. **Location:** **241 10th Street (APN : 002 -0073-003-00) (2/11/08)**
 Proposal: To establish a grocery store within the ground floor of the existing commercial building.
 Contact Person/ Stephen Chan
 Phone Number: (415)333-0905
 Owner: Keit Luu
 Case File Number: **CDV08-035**
Planning Permits Required: Conditional Use Permit (Minor) to allow a General Food Sales Commercial Activity in the R-80 Zone;
Variance (Minor) to allow the elimination of one existing off street parking stall;
Design Review (Regular) to allow exterior alterations
 General Plan: Central Business District
 Zoning: R-80 High-Rise Apartment Residential Zone;
S-17 Downtown Open Space Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to existing facilities;
Section 15183 of the State CEQA Guidelines:
Projects that are consistent with a community plan, general plan, or zoning
 Historic Status: Potentially Designated Historic Property(PDHP);
Survey rating: C3
Service Delivery District: Metro
City Council District: 2
For further information: Contact case planner **Pete Vollmann** at **(510) 238-6167** or pvollman@oaklandnet.com

3.	Location:	1215 International Boulevard (APN: 020 -0117-001-02) (3/5/08)
	Proposal:	To demolish a single-family home and construct a two-story Mixed Use Development containing 2 upper dwelling units and 2 lower commercial spaces.
	Applicant-Contact Person/ Phone Number:	Depo Sodipo/Carona Engineers, Inc. (510)444-8311
	Owner:	Mr. Du Le
	Case File Number:	DR 08-068
	Planning Permits Required:	Design Review (Regular) to construct a new Mixed-Use Development in the C-30 Zone (OMC Sec. 17.46.040)
	General Plan:	Community Commercial
	Zoning:	C-30 District Thoroughfare Commercial Zone
	Environmental Determination:	Exempt, Section 15303(b), (c) State CEQA Guidelines: New Construction of Small Structures (Duplex), (Store); Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status:	Potential Designated Historic Property (PDHP); Survey Rating: Dc2+ (ASI contributor, minor importance, potentially secondary importance)
	Service Delivery District:	III – Central/Chinatown/Lower Hills
	City Council District:	2 – Kernighan
	For Further Information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com

4.	Location:	2823 E. 9th Street (APN: 019 -0084-006-00) (1/30/08)
	Proposal:	To raise an existing single-family dwelling to create a 656 square foot ground floor addition and a two story structure.
	Applicant:	Carona Engineers
	Contact Person/ Phone Number:	Debo Sodipo (510) 444-8311
	Owner:	Guadalupe Bueno
	Case File Number:	DV08-017
	Planning Permits Required:	Variances (Minor) to allow side yard setbacks of 1'-2" and 3'-4" where 5' is required; Design Review (Regular) to allow new floor area and exterior alterations
	General Plan:	Mixed Housing Type Residential
	Zoning:	R-40 Garden Apartment 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:	Potential Designated Historic Property (PDHP), ASI contributor; Survey rating: C2+b (Secondary importance or superior example)
	Service Delivery District:	4
	City Council District:	5
	For further information:	Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com

5. **Location:** **Turner Court, south (left) of 11351 Greenbrier St. (APN: 048 - 6264-013-00) (11/13/07)**

Proposal: To construct a new single-family dwelling.

Applicant/ Talon Design Group

Phone Number: (925) 855-1575

Owner: Turner Ct. Associates, LLC.

Case File Number: **DV07-481**

Planning Permits Required: Design Review (Regular) to allow construction of a new single-family dwelling;
Variance (Minor) to allow a loggia and balcony to be located within the rear setback (15 feet provided where 35 feet is required)

General Plan: Hillside Residential

Zoning: R-10 Estate Residential 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 Property;
Vacant lot

Service Delivery District: 6

City Council District: 7

For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

6. **Location:** **Turner Court, west (right) of 4300 Turner Ave. (APN 048-6264-004-00) (11/13/07)**

Proposal: To construct a new Single Family Dwelling.

Applicant/ Talon Design Group

Phone Number: (925) 855-1575

Owner: Turner Court Partners LLC.

Case File Number: **DR07-483**

Planning Permits Required: Design Review (Regular) to allow construction of a new single-family dwelling

General Plan: Hillside Residential

Zoning: R-10 Estate Residential 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 Property;
Vacant lot

Service Delivery District: 6

City Council District: 7

For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

7.	Location: Turner Court, 2 nd lot west (right) of 4300 Turner Ave. (APN 048-6264-005-00) (11/13/07)
	Proposal: To construct a new single-family dwelling.
	Applicant/ Talon Design Group
	Phone Number: (925) 855-1575
	Owner: Turner Court Partners LLC.
	Case File Number: DR07-484
	Planning Permits Required: Design Review (Regular) to allow construction of a new single-family dwelling
	General Plan: Hillside Residential
	Zoning: R-10 Estate Residential 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 Property; Vacant lot
	Service Delivery District: 6
	City Council District: 7
	For further information: Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com
