

**APPLICATIONS ON FILE**  
**May 16, 2008**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor**  
**Oakland, California 94612-2031**

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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:**

**June 2, 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.

<b>1.</b>	<b>Location:</b>	<b>2212 – 40<sup>th</sup> Avenue (APN: 032 -2095-038-00) (12/24/07)</b>
	<b>Proposal:</b>	To legalize a 599 square foot Secondary Unit and a 250 square foot addition to a single family dwelling.
	<b>Contact Person/</b>	Adolfo Martinez
	<b>Phone Number:</b>	(510) 828-3033
	<b>Owner:</b>	Raul Moreno
	<b>Case File Number:</b>	<b>DV07-544</b>
	<b>Planning Permits Required:</b>	Design Review (Regular) to allow the legalization of a Secondary Unit and an addition to a single family dwelling; Variance (Minor) to allow a side yard setback of 3'-0" where 4'-0" is required
	<b>General Plan:</b>	Detached Unit Residential
	<b>Zoning:</b>	R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning
	<b>Historic Status:</b>	Not A Potential Designated Historic Property; Survey rating: X
	<b>Service Delivery District:</b>	4
	<b>City Council District:</b>	5
	<b>For further information:</b>	Contact case planner <b>Michael Bradley</b> at (510) 238-6935 or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b>	<b>2216-2218 MacArthur Blvd. (APN: 029A-1304-026-05) (1/31/08)</b>
	<b>Proposal:</b>	To establish a Full-Service Restaurant (Little Caesars/Dimond Kitchen) within an existing vacant 2,594 square foot commercial tenant space.
	<b>Contact Person/</b>	David Elliott
	<b>Phone Number:</b>	(831)663-1418
	<b>Owner:</b>	Grace and Vincent Chin
	<b>Case File Number:</b>	<b>CD08-018</b>
	<b>Planning Permits Required:</b>	Conditional Use Permit (Minor) to allow a General Food Sales Activity in the C-31 Zone; Design Review (Regular) to allow façade improvements and new signage
	<b>General Plan:</b>	Neighborhood Center Mixed Use
	<b>Zoning:</b>	C-31 Special Retail Commercial Zone
	<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
	<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey rating: X
	<b>Service Delivery District:</b>	4
	<b>City Council District:</b>	4
	<b>For further information:</b>	Contact case planner <b>Michael Bradley</b> at (510) 238-6935 or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a>

<b>3.</b>	<b>Location:</b> 5336 Shafter Avenue (APN: 014 -1253-031-00) (4/16/08)
	<b>Proposal:</b> To raise the rear portion of roof to create additional second floor habitable area of 500 square feet, demolish an attached rear one-story 28 square foot storage room, and replace it with a new rear 168 square foot 30 inch high deck at an existing 1,526 square foot single family dwelling
	<b>Contact Person/</b> Jodi Nishimura
	<b>Phone Number:</b> (510) 459-0471
	<b>Owner:</b> Jodi Nishimura
	<b>Case File Number:</b> DV08-131
	<b>Planning Permits Required:</b> Variance (Minor) to allow a second floor addition to be located 4 feet from a side property line where 5 feet is required; Design Review (Regular) to allow additions and alterations
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-35 Special One-Family Residential Zone
	<b>Environmental Determination:</b> 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
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP); Survey rating: C2+
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>

<b>4.</b>	<b>Location:</b> 2534 11 <sup>th</sup> Avenue (APN: 022 -0344-029-00) (1/7/08)
	<b>Proposal:</b> To construct a new ground floor 602 square foot Secondary Unit at an existing 1-1/2 story 1,227 square foot single-family home (no increase in height or exterior alterations proposed).
	<b>Contact Person/</b> Brian Cheung
	<b>Phone Number:</b> (510) 908-1529
	<b>Owner:</b> Ming Jie Jiang
	<b>Case File Number:</b> DV08-161
	<b>Planning Permits Required:</b> Design Review (Regular) to allow construction of a new Secondary Unit; Variance (Minor) to allow new floor area within a required 4'-5" side yard setback.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-35 Special One Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property (PDHP); Survey Rating: D3
	<b>Service Delivery District:</b> III
	<b>City Council District:</b> 2
	<b>For further information:</b> Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

<b>5.</b>	<b>Location:</b> 9533 Alcala Avenue (APN: 043A-4750-004-01) (11/21/07)
	<b>Proposal:</b> To construct a new 1,412 square foot second story addition to an existing one story 1,332 square foot single family home.
	<b>Contact Person/</b> Frank Hughes
	<b>Phone Number:</b> (510) 827-5333
	<b>Owner:</b> Denise Kirk
	<b>Case File Number:</b> DV07-499
	<b>Planning Permits Required:</b> Design Review (Regular) to allow a 2 <sup>nd</sup> story addition; Variance (Minor) to allow a vertical projection along an existing 10 foot rear yard setback
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property (PDHP); Survey Rating: X
	<b>Service Delivery District:</b> VI
	<b>City Council District:</b> 7
	<b>For further information:</b> Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

<b>6.</b>	<b>Location:</b> 6201 Ruthland Rd (APN: 048H-7565-025-00) (12/31/07)
	<b>Proposal:</b> To construct a new 3,800 square foot single-family home on a vacant parcel.
	<b>Applicant Name/</b> Daniel Ramirez
	<b>Phone Number:</b> (510) 532-1360
	<b>Owner:</b> Lorenzo Frediani
	<b>Case File Number:</b> DR 07-554
	<b>Planning Permits Required:</b> Design Review (Regular) to allow construction of a new single-family dwelling
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 Single Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of one single-family residence; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> No Survey Rating (vacant lot)
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Holly Pearson</b> at (510) 238-3079 or <a href="mailto:hpearson@oaklandnet.com">hpearson@oaklandnet.com</a> .



**9.**                   **Location:** 4551 Virginia Avenue (APN: 036 -2442-029-03) (3/27/08)  
                          **Proposal:** To create a rear addition to an existing one story single-family dwelling.  
                          **Contact Person/** Bonnie Davis  
                          **Phone Number:** (510) 326-4825  
                          **Owner:** Bonnie Davis  
                          **Case File Number:** DV08-097  
                          **Planning Permits Required:** Variance (Minor) to allow a side yard setback of 4 inches where 5 feet is required  
                          **General Plan:** Detached Unit Residential  
                          **Zoning:** R-30 One-Family 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:** Not a Potential Designated Historic Property (PDHP);  
Survey Rating: D3 (Minor importance)  
**Service Delivery District:** 5  
**City Council District:** 4  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3973 or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

**10.**                   **Location:** 4716 Ygnacio Avenue (APN: 035 -2406-011-00) (2/20/08)  
                          **Proposal:** To legalize a 128 square foot ground floor rear addition to an existing single-family dwelling.  
                          **Contact Person/** Jesus Ramos  
                          **Phone Number:** (510) 618-1342  
                          **Owner:** Jesus Ramos  
                          **Case File Number:** DV08-046  
                          **Planning Permits Required:** Variance (Minor) to allow a rear yard setback of 3'-6" where 15' is required  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** R-50 Medium Density 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:** Not a Potential Designated Historic Property (PDHP);  
Survey Rating: X  
**Service Delivery District:** 5  
**City Council District:** 4  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3973 or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

<b>11.</b>	<b>Location:</b> 2162 Mountain Blvd. (APN: 048D-7244-001-01) (05/09/06)
	<b>Proposal:</b> To operate a 3,100 square foot Spanish Immersion Preschool facility for a maximum enrollment of 40 children ages 2 to 7-years old within the lower level of the building's south wing.
	<i>NOTE: This is a Re-Notification of a public notice issued on July 20, 2007 due to the applicant's submittal of a Transportation Management Plan filed on April 24, 2008 to address the potential effect of increasing its current school enrollment from 20 students to a total maximum enrollment of 40 students.</i>
	<b>Applicant:</b> Spanish Schools, Inc.
	<b>Contact Person/</b> Christopher C. Clark
	<b>Phone Number:</b> (925) 284-5979
	<b>Owner:</b> Fanny Chiu
	<b>Case File Number:</b> CU07-206
	<b>Planning Permits Required:</b> Conditional Use Permit (Minor) to allow the operation of an independent preschool facility
	<b>General Plan:</b> Neighborhood Center Mixed Use
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; Section 15183 of State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Mike Rivera</b> at (510) 238-6417 or <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a>

<b>12.</b>	<b>Location:</b> 6316 Bullard Drive (APN: 048C-7190-024-00) (4/9/08)
	<b>Proposal:</b> To construct a 1,377 square foot multi-level addition along the rear side of an existing 3,583 square foot single-family residence.
	<b>Contact Person /</b> Jacklyn T. Bort
	<b>Phone Number:</b> (510) 339-6316
	<b>Owner:</b> Jacklyn T. Bort
	<b>Case File Number:</b> DV08-125
	<b>Planning Permits Required:</b> Design Review (Regular) to allow a new addition to an existing single-family dwelling; Variance (Minor) to allow a 60 foot rear yard setback where 80 feet is required (parcels with lot depth greater than 100 feet)
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 Single Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Existing Facility; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a>