

APPLICATIONS ON FILE
May 4, 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:

May 21, 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.

7.	Location: 816 E 28 th Street (APN: 023 -0395-034-00) (4/12/07)
	Proposal: New one story 1,405 square foot residence and removal of two protected trees.
Contact Person/Phone Number:	Toung Tran (408) 425-4523
	Owner: Ellis Fong
	Case File Number: DR 07-147 & T 07-045
Planning Permits Required:	Design Review for a new one story 1,405 square foot residence and Tree Removal Permit to remove two protected trees on a site with an existing single family residence.
	General Plan: Mixed Housing Residential
	Zoning: R-40 Garden Apartment 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 Survey Rating: D3
	Service Delivery District: 3
	City Council District: 2
For Further Information:	Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

8.	Location: 1345 E 36 th Street (APN: 023 -0482-027-03) (4/03/07)
	Proposal: New 1,618 square foot residence located in the front yard setback.
Contact Person/Phone Number:	Bill Wong (510) 268-8889
	Owner: William Wong
	Case File Number: DV 07-128
Planning Permits Required:	Design Review for a new house. Variance to allow the structure to be located 4 feet from the front property line where 15 feet is required.
	General Plan: Mixed Housing Residential
	Zoning: R-50 Medium Density 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: Vacant Site
	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 .

9.	Location: 797 Mandana Blvd. (APN: 011 -0892-006-00) (4/17/07)
	Proposal: A two story 989 square foot addition partially located in the side yard setback.
Contact Person/Phone Number:	Claudia Falconer (510) 339-1128
Owner:	Douglas Olson
Case File Number:	DV 07-158
Planning Permits Required:	Design Review for an addition. Variances to allow the new roof of the first floor to be located 1 foot 8 ½ inches from side property line where 5 feet is required and to allow the second story to be located 4 feet from the side property line where 5 feet is required.
General Plan:	Detached Unit Residential
Zoning:	R-30 One Family Residential
Environmental Determination:	Exempt, Section 15301 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:	3
City Council District:	2
For Further Information:	Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

10.	Location: 2212 Broadway (APN: 008 -0656-008-01) (4/17/07)
	Proposal: Establish a General Food Sales Activity with outdoor seating.
	Applicant: Richard Mitchell, Luka's LLC
	Owner: Shahla Davoudi Trust
Case File Number:	CU 07-156
Planning Permits Required:	Conditional Use permit for General Food Sales and Outdoor Dining/Sidewalk Café in the S-8 Zone.
General Plan:	Central Business District
Zoning:	C-55 Central Core Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Open Space Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alteration to an existing facility 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: C2+
Service Delivery District:	Metro
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

11.	Location: 665 43rd Street (APN: 013 -1091-001-02) (03/26/07)
	Proposal: One parcel subdivision to convert a 4,420 square foot three-story 4-unit residential apartment building to a 4 unit residential condominium.
	Contact Person/Phone Number: Dwane Kennedy, CITYshapers (510) 836-9300
	Owner: Jeffery Shane Kelley
	Case File Number: TPM 9490
	Planning Permits Required: Tentative Parcel Map to allow a 4-unit residential building to be converted into 4 residential condominiums.
	General Plan: Urban Residential
	Zoning: R-40 Garden Apartment Residential Zone C-10 Local Retail Commercial Zone
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of an existing 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: Potential Designated Historic Property (PDHP) Survey Rating: C3
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

12.	Location: 4901 Harbord Drive (APN: 048B-7152-010-00) vacant parcel between 4881 and 4915 Harbord Drive (4/20/07)
	Proposal: New 2,082 square foot 2-story single-family dwelling on a downslope lot.
	Contact Person/Phone Number: Dan Sandstrom (510) 918-2528
	Owner: Erika and Dan Sandstrom
	Case File Number: DR 07-180 & CP 07-069
	Planning Permits Required: Residential Design Review for new construction of a single family dwelling and Category III Creek Protection Permit
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family 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 general plan, community plan, and zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Parcel
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

13.	Location: 612 Lancaster Street (APN: 025 -0661-012-00) (4/4/07)
	Proposal: To demolish existing building and construct two live/work units.
	Applicant: William Malpas (415) 760-0194
	Owner: Alex Vuong
	Case File Number: REV 07-013 (Revision of CU 02-598 and REV 05-024)
	Planning Permits Required: Design Revisions to previously approved live/work project.
	General Plan: Housing and Business Mix
	Zoning: HBX3 Housing and Business Mix 3
	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 Potentially Designated Historic Property Survey Rating X
	Service Delivery District: 4
	City Council District: 5
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

14.	Location: 1172 72nd Avenue (APN: 041 -4135-063-00) (3/20/07)
	Proposal: Raise the existing house and convert the new lower level to a 600 square foot secondary unit along with remodeling the existing main level and add 344 square feet to the second floor. (This is a revision of project CDV 06-080)
	Contact Person/Phone Number: Kelly Dichoso (510) 381-5155
	Owner: Karina Dichoso
	Case File Number: REV 07-010
	Planning Permits Required: Design Review to construct a 600 square foot secondary unit. Variances to allow the raising of the residence, the rear addition, and the rear deck to be located 3 feet from the side property line where 4 feet is required.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential
	Environmental Determination: Exempt, Section 15301 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: 6
	City Council District: 7
	For further information: Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com .