

APPLICATIONS ON FILE
May 18, 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 17-day public comment period:

June 4, 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 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: 690 24 th Street (APN: 008 -0677-008-00) (4/13/07)
	Proposal: Construct a new 3,510 square foot house.
Contact Person/Phone Number:	Arkady Zlobinsky (415) 571-9977
	Owner: Arkady Zlobinsky
	Case File Number: DR 07-149
Planning Permits Required:	Design Review to construct 3,510 square foot house on 3,500 square foot parcel.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot Residential Zoning District
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: Vacant Parcel
Service Delivery District:	1
City Council District:	3
For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

2.	Location: 2112 West Street (APN: 003 -0035-011-00) (3/26/07)
	Proposal: Tentative Parcel Map to convert 4 joint live work quarters into condominium units.
Contact Person/Phone Number:	William Peterson (510) 444-5967
	Owner: Rod Garrett
	Case File Number: TPM 9057
Planning Permits Required:	Tentative Parcel Map to convert 4 joint live work quarters (JLWQ) into 4 condominiums, within an existing two story building.
	General Plan: Mixed Housing Type
	Zoning: R-50 Medium Density Residential Zoning District
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Subdivision of existing commercial or industrial buildings 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:	1
City Council District:	3
For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

5.	Location: 3427 Laurel Avenue (APN: 028 -0935-002-01) (10/11/2006)
	Proposal: Conversion of a 4-unit apartment building into 4 residential condominium units.
Contact Person/Phone Number:	John Gutierrez (510) 647-0600
	Owner: Michael Marr
	Case File Number: TPM 9157
Planning Permits Required:	Conversion of a 4-unit apartment building into 4 condo units.
	General Plan: Mixed Housing 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 Survey Rating: F3
Service Delivery District:	4
City Council District:	4
For Further Information:	Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

6.	Location: 3250 San Pablo Avenue (APN: 009 -0722-006-04) (11/22/06)
	Proposal: Façade renovation of the existing senior housing building and construction of a new elevator tower.
	Applicant: Steve Brezovec Gelfand Partners Architects
Contact Person/Phone Number:	(415) 346-4040
	Owner: Satellite Senior Homes Inc.
	Case File Number: DV 06-576
Planning Permits Required:	Regular Design Review for exterior changes and variances for height of the elevator tower (42 feet allowed; 57 feet 6 inches proposed) and front setback (20 feet required; 3 feet proposed at elevator tower).
	General Plan: Urban Residential
	Zoning: R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing facilities 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:	1
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

13.	Location: 6161 Coliseum Way (APN: 041 -3906-011-00) (4/3/07)
	Proposal: Condominium conversion of two industrial warehouses into two condominiums.
Contact Person/Phone Number:	Thomas Niu (415) 433-1050 ext 689
	Owner: Huey Hoang
	Case File Number: TPM 9383
Planning Permits Required:	Tentative Parcel Map for the conversion of 2 industrial buildings into 2 industrial condominiums.
	General Plan: Business Mix
	Zoning: M-40 Heavy Industrial Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Subdivision of existing commercial or industrial buildings 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: F3
Service Delivery District:	5
City Council District:	6
For Further Information:	Contact Jose M. Herrera-Preza at (510) 238-3808 or JHerrera@oaklandnet.com

14.	Location: "5500" Lowell Street (APN: 015 -1287-009-00) (4/2/07)
	Proposal: Revision to previously approved five unit townhouse development, revised to seven units.
	Applicant: Rick Dumas
Contact Person/Phone Number:	(510) 538-9991
	Owner: Jean Eason
	Case File Number: REV 07-012 (CMDV 06-098) & TPM 9176
Planning Permits Required:	Design Review for new construction, and Variances to allow reduced setbacks (Front Setbacks: 10 feet required; 6 feet proposed), (Side Setbacks: 10 feet required; 0 feet proposed). The previous conditional use permit and parking variance are no longer required, as the Zone has changed to HBX-1 from the previous approval. The proposed foot print of the building will not increase over the previous approval. Revision to previously approved Tentative Parcel Map for 5 condominiums to 7 condominiums.
	General Plan: Housing and Business Mix
	Zoning: HBX-1 Housing and Business Mix
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines: In-fill development 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 Lot
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .