

APPLICATIONS ON FILE
May 25, 2007

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.

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 11, 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.

5.	Location: 3021 Brookdale Avenue (APN: 027 -0853-028-00) (4/4/07)
	Proposal: To expand an existing pre-school by adding a 1,562 square foot rear addition to include three enlarged classrooms, a second floor kitchen and a storage area.
	Applicant: Blue Skies for Children
Contact Person/Phone Number:	Denis O'Leary (510) 261-1076
	Owner: Blue Skies for Children
	Case File Number: CD 07-130
Planning Permits Required:	Conditional Use Permit and Design Review for an expansion of a pre-school (Community Education Activity).
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density 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 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 .

6.	Location: 1200 84 th Avenue (APN: 042 -4257-015-00) (1/4/07)
	Proposal: To create a new 417 square foot Secondary Unit by converting the ground floor basement of a single-family home into new floor area within the required front, interior side and corner side yard setbacks partially occupied by the existing building envelope.
Contact Person/Phone Number:	Jerald W. Vallan Sr. (510) 535-1484
	Owner: Alonzo Acosta
	Case File Number: VDRC 07-006
Planning Permits Required:	Regular Design Review to allow the creation of a new dwelling unit (Secondary Unit). Variance to allow new floor area to be located 11 feet from the front property line where 20 feet is required, 2 feet 3 inches from the interior side property line where 5 feet is required, and 3 feet 8 inches from the corner side property line where 5 feet is required.
	General Plan: Mixed Housing Type
	Zoning: R-30 Single-Family Residential Zone
Environmental Determination:	Exempt, Section 15303(a) of the State CEQA Guidelines: New secondary unit 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:	6
City Council District:	7
For further information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

7.	Location: 6045 Contra Costa Road (APN: 048A-7102-017-00) (4/11/07)
	Proposal: To construct additions and alterations to an existing 2,978 square foot single family dwelling, including: a new study at the front right (north) corner consisting of 380 square feet; convert the existing carport to a garage, and add a new deck and enlarge an existing deck at the rear.
Contact Person/Phone Number:	Kristen Sidell, Magnet Architecture (510) 847-5066
Owner:	Yael Cosset
Case File Number:	DV 07-142
Planning Permits Required:	Regular Design Review for additions to an existing dwelling and Variances to: (a), to exceed the 35 maximum building wall length within 10 feet of the southeast side lot line due to the garage enclosure, and (b), for the garage to be located at 17 feet from the front lot line whereas 20 feet is required (note: the existing carport is located at 17 feet from the front property line).
General Plan:	Detached Unit Residential
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Sections 15301 of the State CEQA Guidelines: Minor 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:	2
City Council District:	1
For Further Information:	Contact case planner Ann M. Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com .

8.	Location: 13664 Campus Drive (APN: 037A-3157-084-00) (2/21/07)
	Proposal: To add 1,039 square feet of new floor area to a new 5,000 square-foot single-family home currently under construction (VDRC 02-134 approved in 2002). The addition would be located on the second floor above the garage and would partially occupy the required rear yard.
Contact Person/Phone Number:	Frank Ho (650) 799-9465
Owner:	David Yee
Case File Number:	VDRD 07-058
Planning Permits Required:	Design Review and Variance to allow an addition to be located 52 feet 9 inches from the rear property line where 80 feet is required.
General Plan:	Hillside Residential
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Sections 15301 of the State CEQA Guidelines: Minor 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: *3
Service Delivery District:	4
City Council District:	6
For further information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

9.	Location: 840 58 th Street (APN: 015 -1356-015-00) (4/23/07)
	Proposal: Convert a single family residence into a duplex and expand the upper story.
Contact Person/Phone Number:	Andy Fiammengo (510) 409-5632
	Owner: Andy Fiammengo
Case File Number:	DR 07-179
Planning Permits Required:	Design Review to convert an approximately 1,970 square foot dwelling into a duplex and expanding the floor area by 254 square feet on the second floor.
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zoning District
Environmental Determination:	Exempt, Sections 15301 of the State CEQA Guidelines: Minor 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:	2
City Council District:	1
For Further Information:	Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

10.	Location: 9825 Elmar Avenue (APN: 046 -5493-004-00) (2/21/07)
	Proposal: To construct a new 3,177 square foot single-family home with a 514 square foot Secondary Unit on a vacant parcel.
Contact Person/Phone Number:	Candice Shanks (510) 333-3128
	Owner: Candice Shanks
Case File Number:	DRC 07-051
Planning Permits Required:	Regular Design Review to construct a new single-family home with a Secondary Unit.
	General Plan: Detached Unit Residential
	Zoning: R-30 One Family Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction 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:	6
City Council District:	7
For further information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

11.	Location: 2470 Renwick Street (APN: 036 -2426-001-00) (2/26/07)
	Proposal: To construct a detached 601 square foot Secondary Unit (and a second driveway) at a property containing a single-family home.
Contact Person/Phone Number:	Maia Alexander (510) 535-1150
	Owner: Maia Alexander
Case File Number:	VDRC 07-069
Planning Permits Required:	Design Review to construct a new Secondary Unit.
General Plan:	Detached Urban Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15303(a) of the State CEQA Guidelines: New secondary unit 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:	5
City Council District:	4
For further information:	Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .
