

APPLICATIONS ON FILE
June 13, 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:

July 7, 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: Lake Shore Avenue (APN: 022 -0308-011-00) (6/2/08)
	Proposal: To construct a 7,667 square foot, four-unit residential condominium building, with a four-car attached garage. (This project was previously approved in 2003 under planning permit number DV03-081. This planning permit has since expired. No changes to the previously approved project are proposed)
	Applicant/ John Hills
	Phone Number: (510)534-1026
	Owner: Channing Way Associates
	Case File Number: DV08-179
	Planning Permits Required: Regular Design Review to construct a residential building containing four dwelling units; Minor Variance to construct stairs within the required front yard (1'00" front setback required for stair where 0'00" is proposed)
	General Plan: Urban Residential
	Zoning: R-80 High-Rise Apartment Residential Zone/ S-4 Design Review Combining Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New construction of a small structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Vacant Parcel – No Historic Record
	Service Delivery District: III
	City Council District: 3
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

2.	Location: 1130 Besito Avenue (APN: 048H-7612-011-01) (5/12/08)
	Proposal: To construct a new single-family dwelling.
	Applicant: Hillside Homes Group Inc.
	Contact Person/ Edward Patmont/
	Phone Number: (925)381-2950
	Owner: Hillside Homes Group Inc.
	Case File Number: DV08-163
	Planning Permits Required: Regular Design Review to construct a new residential building; Minor Conditional Use Permit to allow a 40-foot height on a greater than 40% slope; Minor Variances to allow a 3-foot front yard setback where 5 feet minimum is required and to allow a 70% of lot-width building within the front yard where 60% maximum is allowed.
	Zoning: R-30 One-Family Residential Zone
	General Plan: Hillside Residential
	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 Historic Property (PDHP); Survey Rating: N/A
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

3.	Location: 207 Taurus Avenue (APN: 048G-7424-022-00 (6/11/08))
	Proposal: To construct a 567 square-foot two-story rear addition to an existing single-family dwelling.
	Applicants: Edward & Pamela Cranston
	Contact Person / William Hinkamp, Rockridge Builders/
	Phone Number: (510)535-1682
	Owners: Edward & Pamela Cranston
	Case File Number: DV08-189
	Planning Permits Required: Regular Design Review to construct a 567 square-foot two-story rear addition to an existing residential building; Minor Variance to maintain existing 4-foot side yard setback where 5 feet minimum is required
	Zoning: R-30 One-Family Residential Zone
	General Plan: Hillside Residential
	Environmental Determination: 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
	Historic Status: Not a Potential Designated Historic Property (PDHP); Survey Rating: X
	Service Delivery District: 2
	City Council District: 4
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

4.	Location: 3860 Martin Luther King Jr. Way (APN: 012 -0968-030-01) (5/20/08)
	Proposal: To subdivide one lot into 34 residential condominium units and one retail/commercial unit in conjunction with a new mixed-use development. <i>(Note: The proposal for the new development was previously approved under a separate permit, case file number CMDV06-325--the current application is for condominium subdivision purposes only)</i>
	Applicant: Cotter & Coyle Development
	Contact Person/ Neil Cotter
	Phone Number: (415) 215-5805
	Owner: Cotter & Coyle Development
	Case File Number: TPM-9791
	Planning Permits Required: Vesting Tentative Parcel Map to subdivide one lot into 34 residential condominium units and one retail/commercial unit
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-30 District Thoroughfare Commercial Zone (portion of site)/ R-70 High Density Residential Zone (portion of site)
	Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines: In-fill development projects; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: No historic record (vacant lot)
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com