

APPLICATIONS ON FILE
June 1, 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 18, 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 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: 3850 Whittle Avenue (APN: 029A-1305-010-02) (3/26/07)
	Proposal: To construct a new 1,733 square foot single family dwelling with a 150 square foot attached garage on a 6,515 square foot vacant lot.
Contact Person/Phone Number:	Darrin K. Gabriel Sr. (510) 412-0801
	Owner: Elise Bell
	Case File Number: DR 07-186
Planning Permits Required:	Design Review for the construction of a new 1,733 square foot single family dwelling and 150square foot garage.
	General Plan: Mixed Housing Type
	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 a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Site
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

2.	Location: 4611 Virginia Avenue (APN: 036 -2442-032-00) (5/1/07)
	Proposal: Lift an existing single family dwelling by 3 feet, replace the foundation, and create 874 square feet of additional floor area within the existing building footprint.
Contact Person/Phone Number:	Jeremy Steinmeier (510) 808-4027
	Owner: Mary B. Oades
	Case File Number: DV 07-197
Planning Permits Required:	Design Review and Variance for lifting an existing single family dwelling and adding new habitable space which would be located 3 feet 8 inches from the side property line 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: 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: D3
Service Delivery District:	5
City Council District:	4
For further information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com .

3. **Location:** **Lot 348 Oakwood Drive (APN: 048F-7376-029-00) (1/23/07)**
 Proposal: To construct a new 3,800 square foot single-family residence on a vacant 11,677 square foot lot.
 Contact Person/ Bill Brown, Jack Ethan Builders
 Phone Number: (925) 820-3853
 Owner: Marjorie Mensing
 Case File Number: **DR 07-040 & CP 07-089**
Planning Permits Required: Regular Design Review and Site Development to construct a new single-family residence and a Creek Protection Permit (Category III) for construction on a property near an existing creek.
 General Plan: Hillside Residential
 Zoning: R-30 One-Family Residential Zone
 S-11 Site Development and Design Review Combining 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: 2
City Council District: 4
For further information: Contact case planner **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com.

4. **Location:** **3615 35th Avenue (APN: 028 -0957-011-03) (4/17/07)**
 Proposal: Condominium map for a previously approved mixed use building containing 9 dwelling units and 1 commercial unit (DV05-410).
 Applicant: Daniel Altman (510) 654-3255
 Owner: Span Assoc. LLC / Daniel Altman
 Case File Number: **TPM 9291**
Planning Permits Required: Tentative Parcel Map for condominium purposes.
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
 Division of building 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
 No Survey Rating
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at **(510) 238-4977** or lmccullen@oaklandnet.com.

7.	Location: 7370 Claremont Avenue (APN: 048H-7662-029-00) (4/2/07)
	Proposal: To construct a new 2,214 square-foot single family dwelling with a 436 square-foot secondary unit on a vacant site served by an existing common driveway.
	Owner/Applicant: Lyndsay and Gregory Koch
Contact Person /Phone Number:	(925) 457-8929
	Case File Number: DR 07-123
Planning Permits Required:	Regular Design Review to construct a new single family dwelling with a secondary unit.
	General Plan: Hillside 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 a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Site
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

8.	Location: Vacant upslope lot across from 7130 Thorndale Drive (APN: 048G-7447-007-07) (5/25/07)
	Proposal: To construct a new 3,283 square foot single family dwelling.
	Owner/Applicant: David Crotty – Crotty Architecture
Contact Person /Phone Number:	(510) 451-0170
	Case File Number: DV 07-236
Planning Permits Required:	Design Review to construct a new single family dwelling. Variance to allow the portion of the building located within the front 20-foot setback to exceed the 24-foot height above edge of pavement.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone S-11 Site Development & Design Review Combining 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 a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Site
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

9.

Location: 1671 8th Street (APN: 006 -0017-009-00) (4/30/07)
Proposal: To re-establish a grocery market selling produce, fresh meat, dairy and dry goods as (General Food Sales Activity) located within an existing commercial ground floor space.

Applicant: Ericka Duran
Contact Person/Phone Number: (510) 798-1198
Owner: Betty Timbers
Case File Number: CU 07-191
Planning Permits Required: Conditional Use Permit to re-establish a General Food Sales Activity within an existing commercial ground floor space in the residential zone.

General Plan: Mixed Housing Type
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Alterations to an existing facility
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning

Historic Status: Potential Designated Historic Property
Survey Rating: DC3

Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com.

10.

Location: 6128 Marshal Street (APN: 016 -1459-006-00) (5/07/07)
Proposal: To create two detached residential condominium units (previously approved under DV06-564).

Applicant: Paul Wang
Contact Person/Phone Number: (510) 547-9315
Owner: City of Oakland/Paul Wang Enterprises Inc.
Case File Number: TPM 9532
Planning Permits Required: Tentative Parcel Map to create 2 detached residential condominium units.

General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment 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
No Survey Rating: Vacant Site

Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com.

