

APPLICATIONS ON FILE
June 8, 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 25, 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: 853 W. Grand Avenue (APN: 003 -0029-007-00) (1/29/07)
	Proposal: Construct a new six unit residential building on an existing vacant lot.
	Applicant: Jon Havrilesko
Contact Person/Phone Number:	(510) 701-6343
	Owner: W Grand Ave LLC
	Case File Number: DR 07-031
Planning Permits Required:	Regular Design Review for new multifamily structure.
	General Plan: Community Commercial
	Zoning: C-30 District Thoroughfare Commercial Zone S-4 Design Review Combining Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Construction of new small structures Section 15183 of State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property No Survey Rating: Vacant Lot
Service Delivery District:	1
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

2.	Location: 3647 Coolidge Avenue (APN: 029 -0989-010-00) (5/17/07)
	Proposal: Condominium conversion of four dwelling units.
	Applicant: Lillian Lau & Jiang Zhang
Contact Person/Phone Number:	(510) 316-0526
	Owner: Same
	Case File Number: TPM 9453
Planning Permits Required:	Tentative Parcel Map for the convert of 4 rental units to condominiums.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing residence into common interest ownership Section 15183 of State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property Survey Rating: F3
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com .

3.	Location: (4528) Mountain View Blvd. (APN: 037 -2605-095-00) (5/7/07)
	Proposal: Construct a new 6,033 square foot single family residence with an attached garage on an upslope lot.
	Owner: Arthur & Gladys Tom
Contact Person/Phone Number:	Li-Sheng Fu (510) 656-8287
	Case File Number: DR 07-199
Planning Permits Required:	Design Review

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General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of new small structures
Section 15183 of State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning
Historic Status: Not a Potentially Designated Historic Property
No Survey Rating: Vacant Lot
Service Delivery District: 4
City Council District: 6
For further information: Contact case planner **Tanya Boyce** at (510) 238-2074 or
tboyce@oaklandnet.com.

4. **Location:** **Vacant parcel located on Michigan Avenue Southwest of Sunkist Avenue (APN: 040A-3426-021-00) (3/7/07)**
Proposal: To construct a new 3,440 square foot 3-story single-family home on a vacant parcel measuring 10,972 square feet in area with a 42% down slope at the proposed structure footprint.
Contact Person/Phone Number: Rick L. Dumas, RLD Associates
(510) 538-9991
Owner: Samuel Burns
Case File Number: **DRC 07-064**
Planning Permits Required: Regular Design Review Permit for construction of a new residential structure.
General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of new small structures
Section 15183 of 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: 6
For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or
arose@oaklandnet.com.

5. **Location:** **0 Longcroft Drive (APN: 048D-7280-005-00) (06/27/06)**
(The downslope vacant parcel is located to the west of 6385 Longcroft Drive)
Proposal: To construct a new 3,386 square foot single-family residence with an attached garage.
Contact Person/Phone Number: Mark Dunne
(510) 325-7185
Owner: Mark Dunne
Case File Numbers: **DV 07-243 & CP 06-115**
Planning Permits Required: 1) Regular Design Review to construct a single-family residence; 2) Variance to allow a building width of 70% of the lot width where 60% is allowed in the front yard setback; and 3) Category III Creek Protection Permit for construction within 100 feet from the centerline of a creek.
General Plan: Hillside Residential

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Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a single-family residence
Section 15183 of 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: 4
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or
mriviera@oaklandnet.com

6. **Location:** 5343 Broadway (APN: 014 -1248-004-00) (04/02/07)
Proposal: To convert an existing 2,160 square foot, two-story single-family residence into a duplex. Each dwelling unit will be 1,080 square feet. No exterior building alterations are proposed.
Contact Person/Phone Number: Edgar A. Lantz
(510) 428-9111
Owners: Edgar and Elisa Lantz
Case File Number: DR 07-125
Planning Permits Required: Regular Design Review to create a total of two-residential dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: R-60 Medium-High Density Residential Zone
S-4 Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Conversion of small structures
Section 15183 of 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 **Mike Rivera** at (510) 238-6417 or
mriviera@oaklandnet.com

7. **Location:** 5809 Ivanhoe Road (APN: 048A-7060-002-06) (04/17/07)
Proposal: To construct a new 12 foot high, 1,122 square foot pool house in the location of a previous greenhouse in the rear yard. A 544 square foot pool was previously permitted.
Contact Person/Phone Number: Shelley Brock
Rempel Architects
(510) 845-9777
Owner: Galen Hoskin
Case File Number: DR 07-157
Planning Permits Required: Regular Design Review for new construction of an accessory facility with a building footprint over 1,000 square feet.
General Plan: Detached Unit Residential

Zoning:	R-30 One Family Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Construction of small structures Section 15183 of State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Potential Designated Historic Property Survey Rating: B+2+
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Mike Rivera at (510) 238-6417 or mriviera@oaklandnet.com

8.	Location: 730-732-734 46 th Street (APN: 013 -1164-015-00) (01/31/07)
	Proposal: To convert three existing residential dwelling units into three residential condominium units.
	Applicant: Kent Lau
	Contact /Phone Number: (510) 333-6448
	Owner: Looc Trang Trinh Huy
	Case File Number: TPM 9435
	Planning Permits Required: Tentative Parcel Map for condominium conversion.
	General Plan: Mixed Housing Type
	Zoning: R-40 Garden Apartment Residential Zone
	Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines: Division of existing multiple family residences into common interest ownership 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 Mike Rivera at (510) 238-6417 or mriviera@oaklandnet.com .

9.	Location: 1070 67th Street (APN: 016 -1515-006-00) (03/13/07)
	Proposal: To construct a new detached 1,332 square foot, two-story second residential dwelling unit with attached 400 square foot garage at the rear of an existing single-family residence.
	Contact Person/Phone Number: Beaumont & Associates Maxwell Beaumont (510) 652-4433
	Owner: Marty V. Bennett
	Case File Number: DR 07-244
	Planning Permits Required: Regular Design Review to construct a new second residential dwelling unit.
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures unit Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning

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Historic Status: Not a Potential Designated Historic Property
Service Delivery District: Survey Rating: X
City Council District: 2
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com.

10. **Location:** **484 Pedestrian Way (APN: 014 -1269-045-00) (4/23/07)**
 Proposal: Construct a 330 square foot addition to the second floor of an existing single family dwelling.
 Applicant: Robert Fukuda
Contact Person/Phone Number: (510) 658-6590
 Owner: Raymond Cheung
 Case File Number: **DV 07-174**
 Planning Permits Required: Regular Design Review and Variances for expansion of an existing building located 2 feet from the front property line where 20 feet is required and located 3 feet 10 inches from the side property line where 5 feet is required.
 General Plan: Mixed Housing Type Residential
 Zoning: R-35 Special One-Family Residential Zone
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: Potentially Designated Historic Property (PDHP)
 Survey Rating: D2+
 Service Delivery District: 2
 City Council District: 1
 For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com.

11. **Location:** **11 Osborne Court (APN: 048D-7269-006-00) (12/4/06)**
 Proposal: To construct an addition that includes a third story, a new garage, and an expansion to the kitchen. The total area of the addition would be 1,063 square feet.
Contact Person/Phone Number: Lorick Design and Consulting, Inc.
 (510) 336-2508
 Owner: Kevin Schwartz and Hillary Altman
 Case File Number: **VDRD 06-596**
 Planning Permits Required: Special Residential Design Review for an addition to a single family home. Variances to allow the addition to be located 9 feet from the front property line where 20 feet is required and to be located 3 feet from the side property line where 5 feet is required.
 General Plan: Hillside Residential
 Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
 Minor alterations of existing structures or 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
 Survey Rating: X
 Service Delivery District: 4
 City Council District: 4
 For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com.