

APPLICATIONS ON FILE
October 6, 2006

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 10-day public comment period:

October 16, 2006

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 ten (10) 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.

(continued from page 2)

Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
Historic Status: Not a Potential Designated Historic Property; survey rating: F3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

4. **Location:** **1 Jewell Court and adjacent vacant lot to the south (APN 048G-7445-029-00, -030-00) (9/13/06)**
Proposal: To construct an 8' tall retaining wall along Thorndale Drive
Applicant: Jim Moore
Contact Person /Phone Number: Jim Moore (510)655-6750
Case File Number: **DV06-472 & DV06-473 (Related to DV05-583)**
Planning Permits Required: Design Review to construct a retaining wall along Thorndale Drive and a Minor Variance to allow the wall to be 8' tall where 6' maximum is permitted.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential
S-11 Site Development and Design Review Combining.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
Historic Status: No historic record
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

5. **Location:** **3100 Maple Avenue (APN 027 -0865-025-00) (9/21/2006)**
Proposal: A 753 square foot second story rear addition in the side yard setback.
Applicant: Alfonso Vasquez Selvas
Contact Person/Phone Number: Alfonso Vasquez Selvas (415) 254-1848
Owner: Alfonso Vasquez Selvas
Case File Number: **VDRD06-479**
Planning Permits Required: Special Design Review and Variance to allow a second story addition located 2.78 feet from the side property line where 4 feet is required. A Variance to allow an eave to be 1.28 feet from the side property line where 2 feet is required.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures
Historic Status: Not a Potential Designated Historic Property; Survey Rating: D3
Service Delivery District: 4
City Council District: 5
For Further Information: Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or by email: skwon@oaklandnet.com

9.	Location: 632 – 14 th Street (APN 003 -0071-024-00) (8/15/06)
	Proposal: Vesting Tentative Map to construct a new 40-unit mid-rise residential building as condominium units.
	Owner: 632 – 14 th Street, LLC
	Applicant: Diarmuid Mac Neill
Contact Person/Phone Number:	(415)260-4814
	Case File Number: TPM-9228 (Related to DV06-285)
Planning Permits Required:	Vesting Tentative Map to construct a 40-unit mid-rise residential building as condominium units.
	General Plan: Central Business District
	Zoning: C-51 Central Business Service Commercial Zone S-17 Residential Open Space
Environmental Determination:	Exempt 15332; State CEQA Guidelines, infill development project
	Historic Status: No historic record
	Service Delivery District: Metro
	City Council District: 3
For Further Information:	Contact case planner Maurice Brenyah-Addow at 510-238-6342 or by email: mbrenyah@oaklandnet.com

INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements.

10.	Location: 9114 Date Street (APN 044-5051-004-00) (7/6/06)
	Proposal: To construct an addition to a primary unit of 227 square feet and construction of an attached one story 600 square foot secondary unit.
	Applicant: Cesar Ayon
Contact Person/Phone Number:	Cesar Ayon (510) 875-5207
	Owner: Cesar Ayon and Indiana Morales-Ayon
	Case File Number: DRC06-237
Planning Permits Required:	Design Review Checklist for construction of an addition to a single-family dwelling and a secondary unit attached to the single family dwelling.
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; New Construction or Conversion of Small Structures
	Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating:D3 Located in the Brookfield Village Historic District.
	Service Delivery District: 6
	City Council District: 7
For further information:	Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com