

APPLICATIONS ON FILE
October 13, 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 23, 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.

1. **Location:** 2849 Kitchener Court (APN: 029 -1078-006-00 & 029 -1078-007-00)
(9/05/06)
 Proposal: Lot line adjustment to merge two existing parcels into one.
 Applicant: Paul Wang
Contact Person/Phone Number: Paul Wang
(510) 547-9315
 Owner: Paul Wang
 Case File Number: PMW06-029
Planning Permits Required: Parcel Map Waiver to merge two lots into one.
 General Plan: Detached Unit Residential
 Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15305 of the State CEQA Guidelines; Minor alterations in
land use
 Historic Status: No historic record; Vacant lot
Service Delivery District: 4
 City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or by email:
clquitevis@oaklandnet.com

2. **Location:** Parcel on Airport Drive near Doolittle Drive (APN: 042 -4520-004-00)
(8/29/06)
 Proposal: To determine whether the subject parcel is within the Business Mix General
Plan designation.
 Applicant: Matt Davis, Port of Oakland
Contact Person/Phone Number: (510) 627-1430
 Owner: City of Oakland
 Case File Number: DET06-096
Planning Permits Required: General Plan Determination to determine whether the General Plan
designation of the above referenced parcel is Business Mix
 General Plan: The site is shown on the General Plan land use diagram as Urban Open Space.
The applicant is requesting that the City determine the actual designation for
the site is Business Mix based on the goals, objectives, and policies of the
General Plan.
 Zoning: M-40 Heavy Industrial Zone
Environmental Determination: This project determines the intent of the goals, objectives, and policies of the
General Plan. Therefore, the proposal relies on the previously certified Final
Environmental Impact Report (EIR) for the Land Use and Transportation
Element of the General Plan (1998).
 Historic Status: No survey rating for the site.
Service Delivery District: 6
 City Council District: 7
For further information: Contact case planner **Neil Gray** at (510) 238-3878 or by email:
ngray@oaklandnet.com

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Environmental Determination: A Mitigated Negative Declaration (MND) and a Finding of No Significant Impact for the Coliseum Gardens Master Plan was certified on June 4, 2003. This MND will be applied to the project.

Historic Status: Not a Potential Designated Historic Property; Site demolished as part of PUD03638

Service Delivery District: 5

City Council District: 6

For further information: Contact case planner **Catherine Payne** at (510) 238-6168 or by email: cpayne@oaklandnet.com

6. **Location:** 3234 Chestnut Street (APN: 005 -0471-025-02) (8/17/06)

Proposal: To construct a 12 foot high 500 sq. ft. garage in the rear yard.

Applicant: Jose Robles

Contact Person/Phone Number: (510) 213-3473

Owner: Justin R. Dawson

Case File Number: DR06-431

Planning Permits Required: Residential Design Review to construct a new garage.

General Plan: Mixed Housing Type Residential

Zoning: R-36 Small Lot Residential Zone.

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structures.

Historic Status: Potential Designated Historic Property ; Survey rating: Dc2+

Service Delivery District: 2

City Council District: 1

For further information: Contact case planner **Jason Madani** at (510) 238-4790 or by email: jmadani@oaklandnet.com

7. **Location:** 3501 Lincoln Avenue (APN: 029A-1304-011-00) (9/13/06)

Proposal: To construct a new retaining wall at the property line facing Macarthur Boulevard and on the other side of the stair at the corner. To construct a 6 foot privacy fence at the top of the slope facing both Macarthur Boulevard and Lincoln Avenue. To construct new stairs from the sidewalk up to the house.

Applicant: Yosef Ocbai

Contact Person/Phone Number: Yosef Ocbai (415) 359-5117

Owner: Yosef Ocbai

Case File Number: DR06-467

Planning Permits Required: Design Review for a new retaining wall, fence, and stairs.

General Plan: Neighborhood Center

Zoning: C-31 Special Retail Commercial Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration of existing structures or facilities.

Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: D3

Service Delivery District: 4

City Council District: 4

For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or by email: lkaminski@oaklandnet.com

8. **Location:** 2809 E 9th Street (APN: 019 -0084-003-00) (8/28/06)
 Proposal: Creation of two condo units.
 Applicant: Raymond Yu
Contact Person/Phone Number: Raymond Yu (510) 681-8687
 Owner: Raymond Yu
 Case File Number: TPM-9232
 Planning Permits Required: Tentative Parcel Map to create 2 condo units. (Building design approved under DRC 05-216)
 General Plan: Mixed Housing Residential
 Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; Minor land division
 Historic Status: No historic record; Vacant lot.
 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:** 1417 & 1431 Jefferson Street (APN: 003 -0071-017-00 & 003 -0071-018-00) (7/27/06)
 Proposal: Merger of two lots into one. Subdivision to create of 36 residential condominium units and 971 square feet of ground floor retail within a new residential building.
 Applicant: Martin J. Coyne
Contact Person/Phone Number: Martin J. Coyne (415) 205-6159
 Owner: JEF, LLC
 Case File Number: TPM-8977
 Planning Permits Required: Tentative Parcel Map to merge two lots into one and the creation condominium units.
 General Plan: Central Business District
 Zoning: C-51 Central Business Service Commercial Zone
 S-17 Downtown Open Space Combining Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; In-fill development and 15305; lot line adjustments.
 Historic Status: Not a Potential Designated Historic Property (PDHP); No survey rating
 Service Delivery District: 5
 City Council District: 6
 For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or by email: lkaminski@oaklandnet.com.

10. **Location:** 2400 MacArthur Blvd. (APN: 029-0993-020-01) (6/30/06)
 Proposal: To install six new screened telecommunication antennas and an equipment shelter on the roof top of an existing senior housing facility.
 Applicant: T-Mobile
Contact Person/Phone Number: Mike Mangiantini (916) 759-7254
 Owner: Lincoln Court Associates
 Case File Number: DR06-333
 Planning Permits Required: Design Review for installation of a Micro Telecommunications facility involving the screening of six antennas and an equipment shelter on the roof top of an existing facility.
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-31 Special Retail Commercial Zone

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13.	Location: 2400 Webster Street (APN: 008-0672-015-00) (07/06/06)
	Proposal: To create four commercial condominium units from an existing commercial building.
	Applicant/Phone Number: John Gutierrez (510) 647-0600
	Owner: John Loh
	Case File Number: TPM-9118
	Planning Permits Required: Tentative Parcel Map to develop four commercial condominium units.
	General Plan: Community Commercial
	Zoning: C-40 Community Thoroughfare Commercial Zone S-19 Broadway Auto Row Interim Study Combining Zone
	Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; subdivision of existing commercial building.
	Historic Status: Potential Designated Historic Property, Survey rating: C3
	Service Delivery District: 2
	City Council District: 3
	For further information: Contact case planner Mike Rivera at (510) 238-6417 or by email at mriviera@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.

14.	Location: 1030 24th Street (APN: 005-0434-023-00) (8/14/06)
	Proposal: New 625 square-foot secondary unit as part of a structure housing a new single family dwelling and a two-car garage.
	Applicant: Wayne Lok
	Owner: Wayne Lok
	Contact Person/Phone Number: John W. Lau (415) 831-7180
	Case File Number: DRC06-254
	Planning Permits Required: Small Project Design Review for a new single family dwelling with a secondary unit under 650 square feet.
	General Plan: Detached Unit Residential
	Zoning: R-50, Mixed Housing Type
	Environmental Determination: Exempt, Section 15303, New construction of limited small facilities.
	Historic Status: No historic record; Vacant lot.
	Service Delivery District: 1
	City Council District: 3
	For further information: Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or by email at ujonsson@oaklandnet.com