

APPLICATIONS ON FILE
October 20, 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 30, 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: 3937 - 3943 Opal Street (APN: 012 -0978-006-01) (7/13/06)
	Proposal: To convert an existing fourplex into four residential condominium units.
	Owners: Paul and Regina Winans
Contact Person/Phone Number:	John E. Gutierrez (510) 647-0600
	Case File Number: TPM 9229
Planning Permits Required:	Tentative Parcel Map to convert a fourplex into four residential condominium units.
	General Plan: Urban Residential Mixed Housing
	Zoning: R-70 High Density Residential Zone S-18 Small Lot Residential Combining Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines Condominiums
	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 Ulla-Britt Jonsson at (510) 238-3322 or by email: ujonsson@oaklandnet.com

2.	Location: 2121 Peralta Street (APN: 007 -0570-001-06) (3/31/06)
	Proposal: To extend an existing monopole by 15 feet and install 6 new antennas.
	Owner: Peralta Associates, LLC
	Applicant: Mike Mangiantini T-Mobile
Contact Person/Phone Number:	(916) 260-4814
	Case File Number: DR 06-155 (Related to DR04-501)
Planning Permits Required:	Design Review to extend existing monopole by 15 feet and install 6 additional telecomm antennas.
	General Plan: Business Mix
	Zoning: M-30 General Industrial Zone S-4 Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines Minor alterations to an existing facility
	Historic Status: Not a Potential Designated Historic Property Survey Rating: D3
Service Delivery District:	1
City Council District:	3
For Further Information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email: mbrenyah@oaklandnet.com

3.	Location: 8707 San Leandro Street (APN: 042 -4310-001-03) (6/30/06)
	Proposal: Install a new monopole telecommunications facility (80 ft. in height).
	Applicant: Mike Mangiantini T-Mobile
Contact Person/Phone Number:	(925) 759-7254
	Owner: Toronto Holdings, LLC
	Case File Number: DR 06-335
Planning Permits Required:	Design Review for a monopole.
	General Plan: General Industrial
	Zoning: M-40

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Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines
New construction
Historic Status: Not a Potential Designated Historic Property
No Survey Rating
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or by email:
mhackett@oaklandnet.com

4. **Location:** 5219 Desmond Street (APN: 014 -1238-012-00) (08/14/06)
Proposal: To convert the basement into of an existing residence into a living area, to expand the kitchen and construct a new deck, to convert the attic into a new upper story addition with a rear deck, and raise the building roof 2 feet.
Applicant: Kearny Chun
Contact /Phone Number: (510) 658-9921
Owners: Kearny and Violet J. Chun
Case File Number: DV 06-427
Planning Permits Required: Regular Design Review for a residential addition and alteration to an existing single-family dwelling. Variances to allow new living area in the basement located 10.19 inches from the side property line where 5 feet is required and to allow a new upper story addition to be located 4.19 inches from the side property line where 5 feet is required.
General Plan: Mixed Housing
Zoning: R-35 Special One-Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines
Addition to an existing structure
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 by email:
mrivera@oaklandnet.com

5. **Location:** 2075 86th Avenue (APN: 043 -4569-005-00) (9/20/06)
Proposal: Condominium conversion of 2 units (one commercial and one residential) in an existing structure.
Applicant: Jimmy Lee
Contact Person/Phone Number: (510) 501-3688
Owner: same
Case File Number: TPM 9127
Planning Permits Required: Tentative Parcel Map for the conversion of an existing mixed use structure into condominiums (both commercial and residential).
General Plan: Mixed Housing
Zoning: C-10 Local Retail Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Condominiums

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Historic Status: Not a Potential Designated Historic Property
Survey Rating: X
Service Delivery District: 6
City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or by email:
mhackett@oaklandnet.com

6. **Location:** 6959 Balsam Way (APN: 048G-7432-015-00) (09/07/06)
Proposal: To construct a new 3,882 square foot, three story single family house with a 10 foot 6 inch high retaining wall adjacent to the driveway and an elevator tower.
Applicant: John Newton, Architect
Contact Person/Phone Number: (510) 526-7370
Owner: Phil Clark
Case File Number: CD 06-461
Planning Permits Required: Design Review to construct a new single family residence and Conditional Use Permit to allow an elevator tower that would extend above the allowed projection.
General Plan: Hillside Residential
Zoning: R-30 Single Family Residential Zone
S-11 Site Development and Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines
New construction
Historic Status: No Survey Record
Vacant Site
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:** 6756 Manor Crest (APN: 048A-7082-004-00) (07/24/06)
Proposal: A 619 square foot second-story addition located at the rear of the existing residence.
Applicant: Sheryl Drinkwater
Friedman Brueggemeyer Architects
Contact /Phone Number: (510) 848-3390
Owners: Michael and Sarah Mages
Case File Number: DV 06-377
Planning Permits Required: Regular Design Review for a new 2nd story residential addition to an existing single-family dwelling. Minor Variance to allow the second story addition to be located 4 feet from the side property line where 5 feet is required.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines
Addition to an existing structure
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 by email at
mrivera@oaklandnet.com

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Zoning: C-27 Village Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Condominiums
Historic Status: Not a Potential Designated Historic Property
Survey Rating: X
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or by email: ujonsson@oaklandnet.com

11. **Location:** 1806 E 20th Street (APN: 021 -0256-018-00) (9/26/2006)
Proposal: Lot split between two existing buildings.
Contact Person/Phone Number: Phuong Nguyen
(510) 568-3060
Owner: Yuen Lim Chan
Case File Number: TPM 9316 & CU 06-482
Planning Permits Required: Tentative Parcel Map and Conditional Use Permit to allow a lot split between two existing buildings.
General Plan: Mixed Housing Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Condominiums
Historic Status: Potential Designated Historic Property (PDHP)
Survey Rating: Fc3
Service Delivery District: 3
City Council District: 2
For Further Information: Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or by email: skwon@oaklandnet.com

12. **Location:** 1590 35th Avenue (APN: 033 -2129-044-00) (7/26/06)
Proposal: Raise the existing house 5 feet 7 inches to create a 894 square foot secondary unit in the lower floor. The project also includes a two-story addition in the rear.
Contact Person/Phone Number: Jose Valdes
(510) 910-2875
Owner: Ramon & Socorro Pena
Case File Number: CDV 06-384
Planning Permits Required: Conditional Use Permit to allow an 894 square foot secondary unit. A Variance to allow the addition to be built 13 feet 8 inches from the front property line where 20 feet is required. A Variance to allow the lower floor to be built 1 foot from the side property line where 5 feet is required. A Variance to allow the upper floor to be located 0 feet from the property line where 5 feet is required. A Variance to allow the entry stair to be located 3 feet 1 inch from the front property line where 16 feet is required.
General Plan: Mixed Housing Type
Zoning: R-40 Garden Apartment Residential Zone

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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: 4433 Sequoyah Road (APN: 048 -6851-002-01) (9/25/06)
	Proposal: To legalize a 492 square foot secondary unit and to construct an 80 square foot hall connecting the second floor of the detached garage to the upper floor of the single family home.
Contact Person/Phone Number:	Al Davis (510) 706-4562
	Owner: Dorothy Collins
	Case File Number: DRC 06-348
Planning Permits Required:	Special Residential Design Review for a 492 square foot secondary unit and the addition of an 80 square foot hall.
	General Plan: Hillside Residential
	Zoning: R-30 One Family Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines Addition to an existing structure
	Historic Status: Not a Potential Designated Historic Property Survey Rating: F3
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or by email: mbradley@oaklandnet.com

15.	Location: 3085 Bantry Avenue (APN: 040A-3418-016-01) (6/8/06)
	Proposal: A new 649 square foot detached secondary unit in the rear yard of an existing single family dwelling and the expansion of that existing single family dwelling
	Applicant: Maxwell Beaumont
Contact Person/Phone Number:	(510) 652-4433
	Owner: Luis Javier Tapia
	Case File Number: DRD 06-191
Planning Permits Required:	Notification of change in density due to the creation of a new secondary unit.
	General Plan: Detached Unit Residential
	Zoning: R-30 One Family Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines New construction
	Historic Status: None
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Moe Hackett at (510) 238-3979 or by email: mhackett@oaklandnet.com