

APPLICATIONS ON FILE
November 10, 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:

November 20, 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: 967 & 969 43 rd Street (APN: 013 -1085-024-00) (9/27/06)
	Proposal: To convert two existing detached single family dwelling units into two residential condominium units.
	Applicant/: Cathy & Scott Courtenay-Smith David Stevenson
Contact Person/Phone Number:	(510) 594-2372
	Owners: Cathy & Scott Courtenay-Smith David Stevenson
	Case File Number: TPM 9257
Planning Permits Required:	Tentative Parcel Map to create two detached residential condominium units.
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Residential Zone S-18 Mediated Residential Design Review 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:	1
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

2.	Location: 9849 Macarthur Blvd (APN: 046 -5490-012-01) (10/18/06)
	Proposal: The project consists of a Tentative Parcel Map to create ten condominium units for a previously approved project.
Contact Person/Phone Number:	Andre King (510) 601-5560
	Owner: Reverend Larry Attems
	Case File Number: TPM 9284 (related to CMD 06-274)
Planning Permits Required:	A Tentative Parcel Map to create ten condominium units.
	General Plan: Neighborhood Center Mixed Use
	Zoning: R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines Infill Development
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com .

3.	Location: 2445-7 Renwick Street (APN: 036 -2426-021-00) (7/18/06)
	Proposal: The project consists of a Tentative Parcel Map to create 4 condominium units.
Contact Person/Phone Number:	Jennifer Yee (510) 238-0138
	Owners: Jennifer Yee & Edward Ng
	Case File Number: TPM 8872
Planning Permits Required:	A Tentative Parcel Map to create 4 condominiums.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential 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:	5
City Council District:	4
For further information:	Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com .

4.	Location: Ocean Avenue, Vacant lot adjacent to 1126 Ocean Avenue (APN: 016 -1455-003-00) (10/25/06)
	Proposal: To construct a two story new single family dwelling (1,540 square feet) on a vacant parcel with two tandem parking spaces accessed from Peabody Lane.
	Applicant: Burton Peek Edwards, Architect
Contact Person/Phone Number:	(510) 547-8092
	Owner: Scott Banister
	Case File Number: CDV 06-529
Planning Permits Required:	Design Review to construct a new two story single family dwelling and Variances to allow one standard parking space (where two standard non tandem parking spaces are required) and to allow construction of two side by side driveways where a 10 foot separation between driveways is required. Conditional Use Permit to allow a 6 foot high fence in the front yard where 42 inches is allowed.
	General Plan: Mixed Housing Type
	Zoning: R-40 Garden Apartment Residential Zone S-18 Mediated residential design Review Combining Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines New Construction
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

5.	Location: 1126 Ocean Avenue (APN: 016 -1455-002-00) (10/25/06)
	Proposal: To construct a two story new single family dwelling (1,540 square foot) on a vacant parcel with two tandem parking spaces accessed from Peabody Lane.
	Applicant: Burton Peek Edwards, Architect
Contact Person/Phone Number:	(510) 547-8092
	Owner: Scott Banister
	Case File Number: CDV 06-528
Planning Permits Required:	Residential Design Review to construct a new two story single family dwelling and Variances to allow one standard parking space (where two standard non tandem parking spaces are required) and to allow construction of two side by side driveways where a 10 foot separation between driveways is required. Conditional Use Permit to allow a 6 foot high fence in the front yard where 42 inches is allowed.
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone S-18 Mediated residential design Review Combining Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines New Construction
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

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Zoning: M-20 Light Industrial Zone
S-16 Industrial-Residential Transition Combining Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines
Condominiums
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 **Heather Klein** at (510) 238-3659 or hklein@oaklandnet.com.

9. **Location:** 4445 Shepherd Street (APN: 037 -2530-005-00) (8/30/05)
Proposal: The project consists of a Tentative Parcel Map to subdivide 1 parcel into 3 lots for the eventual development of 3 detached single family residences.
Applicant: Cityshapers
Contact Person/Phone Number: Dwane Jensen
(510) 836-9300
Owner: Keith Kim
Case File Number: **TPM 8473**
Planning Permits Required: A Tentative Parcel Map to create 3 lots from 1 parcel.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines
Infill development
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 **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com.

10. **Location:** 873-877 41st Street (APN: 012 -1018-022-00) (07/03/06)
Proposal: Division of one lot containing one single-family residence and a duplex into two lots with each lot containing one of the buildings.
Owner: Sowunmi Ekundayo
Contact Person/Phone Number: Sowunmi Ekundayo
(510) 633-5621
Case File Number: **TPM 9171 & CU 06-342**
Planning Permits Required: Tentative Parcel Map to subdivide a lot between two buildings. Conditional Use Permit to waive lot area and width.
General Plan: Mixed Housing Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Residential Design Review Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines
Minor land division
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 ujonsson@oaklandnet.com.

