

APPLICATIONS ON FILE
March 17, 2006

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 contacting the case planner and visiting our offices. 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:

March 27, 2006

A decision will be made on the application shortly after this date. If you challenge the application in court, you may 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.

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.

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|-------------------------------------|---|
| 1. | Location: 626 51 st Street (APN 014-1216-030-06) (2/24/05) |
| | Proposal: Construct a new two-unit residential facility on a vacant lot. |
| | Applicant: Vuthy Pey |
| Contact Person/Phone Number: | Vuthy Pey
(510) 333-1178 |
| | Owner: Vuthy Pey |
| | Case File Number: CU05-085 |
| Planning Permits Required: | Interim Conditional Use Permit to allow a two-unit residential facility in the R-50 Zone under the Urban Residential land use designation in the General Plan |
| | General Plan: Urban Residential |
| | Zoning: R-50 Medium Density Residential Zone |
| 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 Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com |

(continued from page 3)

Zoning: C-55 Central Core Commercial Zone
S-17 Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: Ec1+
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

7. **Location:** 3636 Dimond Avenue (APN 029A-1302-040-00) (1/24/06)
Proposal: To demolish a 934 square foot single-family dwelling currently used a pre-school for 24 children to provide for the construction of a 1,596 square foot, one-story, school building for 36 pre-school children.
Applicant: Studio Urbis for Oakland Montessori School
Contact Person/Phone Number: Renee Chow (510) 883-1967
Owner: Tanya Reuvekamp and Lloyd Lettis
Case File Number: CU06-035
Planning Permits Required: Minor Conditional Use Permit to expand an existing pre-school (Community Education Activity) within the R-50 Zone.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; construction of a small structure.
Historic Status: Not a Potentially Designated Historic Property; Survey rating: X
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

8. **Location:** 9643 E Street (APN 044-4978-005-00) (2/22/06)
Proposal: To construct a 1,623 sq. ft. 1-story single family dwelling and a 484 sq. ft. detached garage on a vacant lot.
Applicant: Arthur Clark
Contact Person/Phone Number: Arthur Clark
(510) 219-5699
Owner: Emad Abdallah
Case File Number: VDRC06-0075
Planning Permits Required: Minor Variance to allow a 4' side yard setback where a 5' side yard setback is required.
General Plan: Mixed Housing Type
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
Historic Status: No historic record
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

(continued from page 5)

Planning Permits Required: Tentative Parcel Map for the conversion of four units into condominiums.
General Plan: Mix Housing Type
Zoning: R-35 Special One-Family Residential Zone
S-18 Mediated Design Review Combining Zone.
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
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 mrivera@oaklandnet.com

12. **Location:** 840 West MacArthur Blvd. (APN 012-0959-013-00) (12/06/05)
Proposal: Condominium conversion of four units.
Applicant: Bill Wong
Contact /Phone Number: (510) 268-8889
Owner: Jonathan Zhang
Case File Number: **TPM 8880**
Planning Permits Required: Tentative Parcel Map for the conversion of four units into condominiums.
General Plan: Urban Residential
Zoning: C-25 Office Commercial Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
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 mrivera@oaklandnet.com

13. **Location:** 3065 Kansas St (APN 028 -0940-027-00) (2/06/06)
Proposal: Condominium conversion of four units.
Applicant: Jonathan Quint
Contact /Phone Number: (510) 595-9130
Owners: Steve Bagot
Case File Number: **TPM 8908**
Planning Permits Required: Tentative Parcel Map for the conversion of four units into condominiums.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
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 **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

14. **Location:** 3228 E 27th St (APN 027 -0846-057-00) (1/11/06)
 Proposal: Condominium conversion of three units.
 Applicant: Stephen Cook
Contact /Phone Number: (510) 531-1366
 Owners: Stephen Cook
 Case File Number: TPM 8917
Planning Permits Required: Tentative Parcel Map for the conversion of three units into condominiums.
 General Plan: Mixed Housing Type
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
 Historic Status: Not a Potential Designated Historic Property; Survey Rating: X
Service Delivery District: 4
 City Council District: 5
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

15. **Location:** 2438-40 E 16th St (APN 025 -0736-019-00) (1/24/06)
 Proposal: Condominium conversion of two units.
 Applicant: Carl & Celia Pascual/ Russell & Joan Jeung
Contact /Phone Number: (510) 534-8745
 Owners: Carl & Celia Pascual/ Russell & Joan Jeung
 Case File Number: TPM 8918
Planning Permits Required: Tentative Parcel Map for the conversion of two units into condominiums.
 General Plan: Mixed Housing Type
 Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
 Historic Status: No historic record
Service Delivery District: 4
 City Council District: 5
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com
