

APPLICATIONS ON FILE
March 24, 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:

April 3, 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: 1459 MacArthur Boulevard (APN 023 -0516-001-00) (11/10/05) |
| | Proposal: To reconfigure the underground parking arrangement for a previously approved building. All required parking will be placed inside the building. |
| | Owner: Ray Kai LLC |
| Contact Person /Phone Number: | George Meier (510)886-3531 |
| Case File Number: | V05-566 |
| Planning Permits Required: | Minor Variance to adjust column widths in an underground parking garage and utilize the S-12 parking regulations. The building itself was approved under CDV04-221 on 9/3/04. |
| General Plan: | Neighborhood Center Mixed Use |
| Zoning: | C-30 District Thoroughfare Commercial Zone |
| Environmental Determination: | Exempt, Section 15332 of the State CEQA Guidelines; in-fill development |
| Historic Status: | Vacant lot |
| Service Delivery District: | 3 |
| City Council District: | 5 |
| For further information: | Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com |

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Historic Status: Not a Potentially Designated Historic Property; Survey rating :F2- Post 1945 or Modernized
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

5. **Location:** 2424 23rd Avenue (APN 026-0778-017-00) (2/9/06)
Proposal: To construct an 1800 square foot second unit that will face Inyo Avenue with a new driveway from Inyo Avenue.
Applicant: On Sinh
Contact Person/Phone Number: On Sinh
(510) 882-4494
Owner: Hoang Pham
Case File Number: VDRC06-103
Planning Permits Required: Minor Variance for a second driveway for two units and Design Review Checklist for new construction.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density 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; Survey rating:D3
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

6. **Location:** Three vacant lots fronting on Westover Drive (one lot abuts Bagshotte Drive) (APNs: 048D-7282-060-00; 048D-7282-061-00; 048D-7282-062-04) (8/19/05)
Proposal: To merge three lots and create four
Owner: Hood Miller Properties Inc.
Contact Person /Phone Number: Kirk Miller (415)567-8885
Case File Number: TPM 8784
Planning Permits Required: Tentative Parcel Map to merge three lots and subdivide them into four lots.
General Plan: Hillside Residential
Zoning: R-20 Low Density Residential Zone
R-30 One-Family Residential Zone
S-10 Scenic Route Combining 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: 2
City Council District: 4
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

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Historic Status: No historic record
Service Delivery District: 1
City Council District: 2
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or
jsmadani@oaklandnet.com

10. **Location:** 2507 9th Ave (APN 022 -0336-004-00) (2/21/06)
 Proposal: Condominium conversion of four units.
 Applicant: John Gutierrez
Contact /Phone Number: (510) 647-0600
 Owners: Glauber and Ruby Carvalho
 Case File Number: TPM 8950
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: D3
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or
rmerkamp@oaklandnet.com

11. **Location:** 547 Merritt Avenue (APN 023 -0419-007-00) (2/7/06)
 Proposal: Condominium conversion of three units.
 Applicant: John Gutierrez
Contact /Phone Number: (510) 647-0600
 Owners: Joyce Hanson
 Case File Number: TPM 8951
Planning Permits Required: Tentative Parcel Map for the conversion of three units into condominiums.
 General Plan: Urban Residential
 Zoning: R-50 High 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: F3
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or
rmerkamp@oaklandnet.com
