

APPLICATIONS ON FILE
July 21, 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 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:

July 31, 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.

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Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures.
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C3
Service Delivery District: 2
City Council District: 3
For further information: Contact case planner **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com

4. **Location:** Vacant lots on the west side of Skyline Boulevard approximately 630' southeasterly of the intersection of Skyline Blvd, Tunnel Rd, and Bay Forest Dr. (APNs 048H-7523-001, -002, -003, -004, -005, -006, -007, & -008) (7/17/06)
Proposal: Creek Protection Permit to allow extension of private street, crossing of creek with arched culvert, and repair of landslide.
Owner: LTV Builders / Mayer Luce Development, Inc.
Applicant: Robert Wong / Aliquot Associates
Contact Person/Phone Number: (925)476-2300
Case File Number: CP06-119
Planning Permits Required: Creek Protection Permit for construction within 20 feet of a creek.
General Plan: Hillside Residential
Zoning: R-20 Low Density Residential Zone
S-10 Scenic Route Combining Zone
S-11 Site Development and Design Review Combining Zone
S-14 Community Restoration Development Combining Zone
S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt; State CEQA Guidelines 15333, Small habitat restoration project; and 15183(f), effects addressed through uniformly applied development policies.
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 **Ed Manasse** at **510-238-7733** or by email: emanasse@oaklandnet.com

5. **Location:** 386 – 388 7th Street (APN 001-0193-027-00 & 001-0193-028-00) (4/24/06)
Proposal: To construct a new five story mixed use building with ground floor retail, second floor office space and 6 residential units on the 3rd through 5th floors.
Owner: George Ong
Applicant: Owen O'Neil
Contact Person/Phone Number: (510)658-8601
Case File Number: DR06-202
Planning Permits Required: Regular Design Review to construct a new five story mixed use building with six residential units in the C-40 Zone.
General Plan: Central Business District
Zoning: C-40 Community Thoroughfare Commercial Zone
S-17 Residential Open Space Combining Zone
Environmental Determination: Exempt 15332; State CEQA Guidelines, infill developments
Historic Status: Vacant lot located in the Chinatown Commercial Historic District
Service Delivery District: Metro
City Council District: 2
For Further Information: Contact case planner **Maurice Brenyah-Addow** at **510-238-6342** or by email: mbrenyah@oaklandnet.com

6. **Location:** 751 47th Street (APN 013-1164-028-00) (4/28/06)
 Proposal: To expand an existing church.
 Owner: Oakland New Bethel Missionary Baptist Church
 Applicant: Rev. Austin Butler

Contact Person/Phone Number: (510)3511-0391
Case File Number: CDV06-209
Planning Permits Required: Minor Conditional Use Permit to expand an existing community assembly use in the R-40 Zone and a Minor Variance to allow the addition to have a 14' front setback where 20' minimum is required (the building is already setback 14' and the addition will retain that existing setback).

General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Design Review Combining Zone

Environmental Determination: Exempt 15301; State CEQA Guidelines, minor alterations to existing structures

Historic Status: Potential Designated Historic Property (PDHP); survey rating: Dc3
Service Delivery District: 2
City Council District: 1
For Further Information: Contact case planner **Maurice Brenyah-Addow** at **510-238-6342** or by email: mbrenyah@oaklandnet.com

7. **Location:** 6855 Elverton Drive, Lot 2821 adjacent to 6865 Elverton Drive (APN 048G-7447-026-05) (6/5/06)
 Proposal: A new single family dwelling of approximately 3300 square feet
 Applicant: Ismael Caro
 Owner: Hillside Homes Group, Inc
 Case File Number: DV06-269
Planning Permits Required: Minor Variance to legalize an exterior egress stair in the side yard setback and exceeding the allowed height including railings (6'-0" allowed, 10'-5" proposed)

General Plan: Hillside Residential
Zoning: R-30 One Family Residential Zone
S-11 Site Development and Design Review Combining Zone

Environmental Determination: Exempt, Section 15303; 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 **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

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Case File Number: VDRC06-349, CP04-121 (DV04-452)
Planning Permits Required: Residential Design Review for new construction and Minor Variances to allow over 50% paved surface in the frontyard, to waive the minimum driveway depth (20'-0" minimum, 9'-0" proposed), and to exceed a 60% lot width for a building width within 20'-0" of the front property line (36'-0" allowed, 42'-0" proposed); and a Creek Protection Permit (Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance) related to construction activity within 20'-0" of the centerline of the creek
General Plan: Hillside 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; vacant lot
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

11. **Location:** 1431 Eighth Street; (APN 004-0067-021)
Proposal: To create a vesting one lot subdivision for condominium purposes (14 units) on a 21,768 sq. ft. parcel.

This proposal amends the existing Tentative Parcel Map (Parcel A of Tentative Parcel Map 8058) which was approved by the Zoning Administrator on April 12, 2004.

Approval for the units (Case File No: CDV05-305) was approved by the Zoning Administrator on August 18, 2005.
Applicant: Jesse Wu
Contact Person/Phone Number: Jesse Wu
(415) 989-1111
Owner: Oakland Housing Authority
Case File Number: TPM-8218
Planning Permits Required: Vesting Tentative Parcel Map
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
S-15 Transit-Oriented Development Zone
Environmental Determination: Mitigated Negative Declaration/Finding of No Significant Impact previously approved on June 26, 2002. (Case File # ER 02-0003).
Historic Status: No historic record
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Heather Klein** at 510 238-3659 or by e-mail at hklein@oaklandnet.com.

12. **Location:** 477-483 49th Street (APN 013 -1151-002) (05/23/06)
Proposal: To convert an existing fourplex into four condominium units
Applicant: Barbara Armstrong
Owners: James G. Brickley and Tia C. Hunnicutt
Contact Person/Phone Number: Barbara Armstrong
(510) 337-1998
Case File Number: TPM-9007
Planning Permits Required: Tentative Parcel Map to convert a four-plex into four condominium units

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(continued from page 6)	Mixed Housing Residential
General Plan:	
Zoning:	R-35 Special One-Family Residential Zone S-18 Mediated Residential Design Review Zone
Environmental Determination:	Exempt, Section 15305, of the State CEQA Guidelines; Minor Alterations to Land Use Limitations
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

13.	Location: 752 High Street (APN 034-2290-007 & 008) (7/13/06)
	Proposal: To make a lot line adjustment and to merge a vacated street with an existing lot to make one parcel
	Applicant: Barbara Armstrong
Contact Person/Phone Number:	Barbara Armstrong (510) 337-1998
	Owner: John Bacon
	Case File Number: TPM-9065
Planning Permits Required:	A Tentative Parcel Map to make a lot line adjustment and to merge a vacated street with an existing lot to make one parcel
	General Plan: General Industry and Transportation
	Zoning: M-40 Heavy Industrial Zone
Environmental Determination:	Exempt, Section 15305 (a) of the State CEQA Guidelines; minor lot line adjustments
	Historic Status: No historic record
Service Delivery District:	5
City Council District:	5
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

14.	Project Location: 1749 Broadway and 1800 Telegraph Ave. (APN 008-0640-005-00) 04/13/06
	Project Proposal: To convert the upper floors of the existing commercial building into a total of 24 Residentially Oriented Live Work condominiums; to construct a new driveway onto Telegraph Ave. and convert existing basement into a new residential garage; and to make exterior façade improvements to the first and second floor of the five-story building.
	Project Applicant: Graham Hill
	Owner: Andrew Brog (510)654-3255
	Case File Number: TPM-9102 and CD06-187
Planning Permits Required:	1) Tentative Parcel Map to convert an existing commercial building into 24 residentially oriented live/work condominiums; 2) Minor Conditional Use Permit to construct a new driveway on the ground level of the lot in the S-8 Zone; and 3) Regular Design Review to make exterior façade improvements in the S-8 Zone.
	General Plan: Central Business District
	Zoning: C-55 Central Core Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Residential Open Space Combining Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Minor alterations to existing structures and Division of existing commercial buildings into common-interest ownership.
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Historic Status: Potential Designated Historic Property (PDHP), Survey Rating: C1+.
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or by email at mrivera@oaklandnet.com

15. **Location:** 2415 San Pablo Avenue (APN 003 -0015-006-00)(5/31/06)
 Proposal: To convert existing vacant hotel building into 5 new residential condominiums.
 Owner: Kelly & James Wall
 Applicant: John Gutierrez
Contact Person/Phone Number: (510)647-0600
 Case File Number: TPM-9178 (Related DV04-548 for renovations to building)
 Planning Permits Required: Tentative Parcel Map to create 5 new condominiums
 General Plan: Urban Residential
 Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination: Exempt 15301; State CEQA Guidelines, minor alterations to existing structures
 Historic Status: Potential Designated Historic Property (PDHP); survey rating: Dc2+
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
