

APPLICATIONS ON FILE
August 25, 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:

September 5, 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.

(continued from page 2)

Environmental Determination: Exempt 15303; State CEQA Guidelines, construction of a small structure
Historic Status: Not a Potential Designated Historic Property. Survey Rating: F
Service Delivery District: 4
City Council District: 4
For Further Information: Contact case planner Leigh McCullen at (510) 238-4977 or by email at lmccullen@oaklandnet.com

4. **Location:** 1511 E 33rd Street (APN 022-0376-002-01) (4/11/06)
Proposal: To construct a two-story, 1,836 square foot, third residential unit to an existing two-family dwelling.
Contact Person/Phone Number: Bill Wong / (510) 268-8889
Owner: Chuk Ming Lew
Case File Number: DR06-179
Planning Permits Required: Regular Design Review to construct a third unit.
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; addition to existing facility
Historic Status: Not a Potential Designated Historic Property; Survey Rating D3
Service Delivery District: 3
City Council District: 5
For Further Information: Contact case planner Leigh McCullen at (510) 238-4977 or by email: lmccullen@oaklandnet.com.

5. **Location:** 430 42nd Street (APN 013 -1097-008-00) (4/25/06)
Proposal: To construct a second story addition to an existing legal non-conforming second dwelling unit
Applicant: Christopher Peak and Mara Hickey
Contact Person/Phone Number: Christopher Peak and Mara Hickey (510) 658-6272
Owner: Michael Hickey and Florence Hodes
Case File Number: DV06-203
Planning Permits Required: Minor Variance to allow construction to an existing second dwelling unit to be setback 3'11" from the side property line where 5' minimum is required and set back 14'11" from the rear property line where 15' minimum is required. Regular Residential Design Review for an addition to an existing residential unit.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Density Residential Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
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 Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com

9. **Location:** 8436 Dowling St (APN 043 -4575-008-02)(6/22/06)
 Proposal: Conversion of a four-unit apartment building into four condo units.
 Applicant: Sullivan Santos
Contact Person/Phone Number: Sullivan Santos (650)796-7159
 Owner: Deborah Manuel
 Case File Number: TPM-9106
 Planning Permits Required: Conversion of a 4-unit apartment building into 4 condo units.
 General Plan: Mixed Housing Type Residential
 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: 6
 City Council District: 6
 For Further Information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or by email: rmerkamp@oaklandnet.com

10. **Location:** 2450 Palmetto Street (APN 028-0906-007-00) (8/3/06)
 Proposal: To convert four residential dwelling units into four residential condominium units.
 Applicant: John Gutierrez (510) 209-9280
 Owner: Allan Yuen
 Case File Number: TPM-9233
 Planning Permits Required: Tentative Parcel Map for condominium purposes.
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
 Historic Status: Not a Potential Designated Historic Property, Survey Rating F3
Service Delivery District: 4
 City Council District: 4
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.
