

APPLICATIONS ON FILE
September 1, 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 11, 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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Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; New Construction or Conversion of Small Structures
Historic Status: Vacant Lot
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

4. Location: 720 E 11th Street (APN 019-0033-010-02) (1/31/06)
Proposal: To legalize a construction sales and service business with outdoor storage of operable vehicles and materials used in the conduct of the business. The following will not be permitted: manufacturing, compounding, processing, assembling, packaging, treatment, fabrication, or recycling of concrete, asphalt, or similar materials, and the outdoor storage of inoperable vehicles and storage of materials over the height of the perimeter fence.
Applicant: Ray's Electric (510) 251-6622
Owner: C & C Property Management
Case File Number: CU06-044
Planning Permits Required: Minor Conditional Use Permit to provide for a construction sales and service activity and an open facility (outdoor storage).
General Plan: Housing and Business Mix
Zoning: M-20 Light Industrial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
Historic Status: No Historic Status
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

5. Location: 2757 Telegraph Avenue (APN's 009-0690-005-01 & -008-00) (05/11/06)
Proposal: To reduce the number of existing off-street parking spaces from the required 25 parking stalls to the proposed 23 parking stalls to allow a new patient pick-up and drop-off area in the rear parking lot of a medical facility.
Applicant: Renal Advantage, Inc.
Contact Phone Number: (510) 835-0154
Owner: Allen Hye & Kim Joe
Case File Number: V06-234
Planning Permits Required: Minor Variance to reduce the number of off-street parking spaces from the required 25 parking stalls to the proposed 23 parking stalls for an existing medical facility.
General Plan: Community Commercial
Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alterations to existing facility.
Historic Status: Not a Potential Designated Historic Property. Survey Rating: F3
Service Delivery District: 2
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

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Planning Permits Required: A Minor Variance to allow 10" side yard setback where a 4' side yard setback is required.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor additions to existing structures.
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 **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

9. **Location:** **6300 Contra Costa Road (APN 048A-7101-019-00) (7/20/06)**
Proposal: To construct a new 4,020 s.f. single-family residence on a vacant 13,900 square foot lot.
Applicant: Moshe Dinar
Contact Person/Phone Number: MosheDinar
(510)759-2133
Owner: Noel Yi
Case File Number: **DR06436**
Planning Permits Required: Residential Design Review to construct a new 4,020 square foot single-family dwelling in the R-30/S-18 Zone.
General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; small structures.
Historic Status: No historic record (vacant lot)
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

10. **Location:** **3734 Macarthur Boulevard (APN 030-1907-012-00) (6/28/06)**
Proposal: Changes to building façade, roof, signage, colors, awnings, and lighting. New and existing signage that will total 82.5 square feet.
Applicant: RHL Design Group
Contact Person/Phone Number: Terry Peck
(707) 765-1660
Owner: Harman Management Corp. Jim Nicol
Case File Number: **DV06-438**
Planning Permits Required: Design Review for changes to building façade, roof, signage, colors, awnings, and lighting. Minor Variance for new and existing signage that will total 82.5 square feet, where 42.5 square feet is allowed (existing signage is 84.3 square feet).
General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration of existing structures or facilities.
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 **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

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Zoning: M-30 General Industrial
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; subdivision of existing commercial buildings with no physical changes
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 **Jill Pirog** at (510) 495-5224 or jpirog@pacificmunicipal.com

14. **Location:** 3529 - 3549 Laguna Avenue (APN 029-0991-013-00) (06/12/06)
Proposal: To split an existing parcel into two lots with 4 existing units on each lot.
Applicant: Christian Tuede
Contact Person/Phone Number: Christian Tuede
(510) 526-4336
Owner: Christian Tuede
Case File Number: TPM-9062/CU06-294
Planning Permits Required: Minor Conditional Use Permit to allow a subdivision between buildings creating two substandard lots; Tentative Parcel Map to split one parcel into two lots.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions
Historic Status: Not a Potential Designated Historic Property; Survey rating:D3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

15. **Location:** 2700 8th Avenue (APN 022-0341-025-00)
Proposal: Create separate ownership opportunities for four existing dwelling units
Contact Person/Phone Number: Barbara Armstrong (510) 337-1998
Owner: Felix and Ingrid Contreras et. al.
Case File Number: TPM-9203
Planning Permits Required: Tentative Parcel Map for four condominium dwelling units.
General Plan: Mixed Housing Residential
Zoning: R-70, High Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP), Survey Rating C2+
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.
