

APPLICATIONS ON FILE
September 15, 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 25, 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 3)

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: 3
City Council District: 2
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

7. **Location:** **6340 & 6344 Telegraph Avenue (APN 016 -1391-023-00) (5/19/06)**
Proposal: To convert an existing duplex into two condominium units. No exterior modifications. Owner occupied.
Applicant: James Mousigian, Kristina Kessel, Anna Formicola and William T. Miller
Owners: James Mousigian, Kristina Kessel, Anna Formicola and William T. Miller
Contact Person/Phone Number: Anna Formicola
(415) 305-5606
Case File Number: **TPM-9092**
Planning Permits Required: Tentative Parcel Map to convert a duplex into two condominium units. No exterior modifications. Owner occupied.
General Plan: Neighborhood Center Mixed Use
Zoning: C-28 Commercial Shopping District
S-18 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; Division of multiple family dwelling into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C3
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

8. **Location:** **5154 Shafter Avenue (APN 014 -1234-028-00) (8/3/06)**
Proposal: To convert an existing four residential units into four condominium units.
Applicant/Owner: Jill L.Watz & Jeff Stewart & John White
Contact Person/Phone Number: (510) 301-9877
Case File Number: **TPM 9119**
Planning Permits Required: Tentative Parcel Map to create four residential condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt: Section 15301 (k) of the State CEQA Guidelines; Division of multiple family dwelling 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 **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

(continued from page 5)

Historic Status: No historic record - Vacant Parcel
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

12. **Location:** 5911-5915 Fremont Street (APN 016 -1462-013-00)
Proposal: To convert an existing residential triplex into three condominium units.
Owner / Applicant: Vanessa A. Donaville & Michael J. Grant
Contact Person/Phone Number: (510) 653-8968
Case File Number: TPM-9268
Planning Permits Required: Tentative Parcel Map to create three residential condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone.
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of building into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP) ; survey rating :Dc3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

13. **Location:** 2305 Webster Street (APN 008 -0667-005-00) (09/06/06)
Proposal: To create 24 condominiums in a previously approved building (approved under DV04-320)
Applicant: Rathlin Properties
Owners: Rathlin Properties
Contact Person/Phone Number: (510)652-6406
Case File Number: TPM-9274
Planning Permits Required: Tentative Parcel Map to create twenty-four condominiums in a to-be-constructed building.
General Plan: Central Business District
Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; In-Fill Development
Historic Status: No historic record, vacant lot
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

14.	Location: 4309 - 4465 Lincoln Avenue (APN 029A-1367-005-02, -004-04, -001-14) (5/10/06)
	Proposal: Merge three parcels into one parcel
	Applicant: Head Royce School
Contact Person/Phone Number:	Dennis Malone (510) 531-1300
	Owner: Head Royce School
	Case File Number: PMW06-018
Planning Permits Required:	Parcel Map waiver to merge three parcels into one parcel.
	General Plan: Hillside Residential
	Zoning: R-30 One Family Residential Zone
Environmental Determination:	Exempt, Section 15305 of the State CEQA Guidelines; Minor alterations to land use
	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 Sung H. Kwon, AICP at (510) 238-6414 or by email: skwon@oaklandnet.com

INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements.

15.	Location: 1115 58 th Avenue (APN 041-3892-059-00) (1/6/06)
	Proposal: To construct a new 1,326 sf primary residential unit with a 450 sf secondary unit on the front portion of the first floor.
	Applicant: John Hui/H3H L.P.
	Contact Person/Phone Number: John Hui (510) 579-4276
	Owner: John Hui/H3H L.P.
	Case File Number: DRC06-003
	Planning Permits Required: Design Review Checklist for construction of a new single-family dwelling and a Minor Conditional Use Permit to construct a secondary unit attached to the single family dwelling.
	General Plan: General Industrial/Transportation
	Zoning: R-50 Medium Density Residential
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; New Construction or Conversion of Small Structures
	Historic Status: No historic record – vacant parcel
	Service Delivery District: 5
	City Council District: 6
	For further information: Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com
