

APPLICATIONS ON FILE
January 12, 2007

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:

January 22, 2007

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.

1. **Location:** 5929-5931 Telegraph Avenue (APN 015 -1383-006-00) (11/10/05)
 Proposal: To subdivide one lot with two existing detached units into two separate lots facing Telegraph Avenue and Racine Street.
 Applicant: Mario Bravo
Contact Person/Phone Number: (415) 460-5430
 Owner: Jean J. & Tara L. Danon Living Trust
 Case File Number: TPM 8875 & CU 05-567
 Planning Permits Required: Tentative Parcel Map to subdivide one lot into two lots and a Conditional Use Permit to waive the minimum lot area, lot width requirements.
 General Plan: Urban Residential
 Zoning: R-40 Garden Apartment Residential Zone
 C-28 Commercial Shopping District Zone
 S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines: Minor land division
 Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
 Historic Status: Not a Potential Designated Historic Property
 Survey Rating: X
Service Delivery District: 1
City Council District: 2
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com.

2. **Location:** 1541 23rd Avenue (020 -0159-008-00) (8/28/06)
 Proposal: To legalize an existing four unit residential building and to convert the four units into condominiums.
 Applicant: Pie Lin
Contact Person/Phone Number: Pie Lin (510) 712-9251
 Case File Number: CD 06-448 & TPM 9128
 Planning Permits Required: Conditional Use Permit and Design Review to legalize a four unit building and a Tentative Parcel Map for condominium purposes.
 General Plan: Mixed Housing Type Residential
 Zoning: C-20 Shopping Center Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership
 Exempt, Section 15303(b) of the State CEQA Guidelines: New construction of small structures
 Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
 Historic Status: Not a Potential Designated Historic Property
 Survey Rating: F2-
Service Delivery District: 3
City Council District: 3
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

3.	Location: 840 54 th Street (APN: 014 -1199-016) (12/13/06)
	Proposal: To convert four existing residential units into condominiums.
	Applicant: John Gutierrez
Contact Person/Phone Number:	(510) 647-0600
	Owner: Oakland 54 th Street, LLC
	Case File Number: TPM 9314
Planning Permits Required:	Tentative Parcel Map to convert four existing residential units into four 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 existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property Survey Rating: X
Service Delivery District:	1
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

4.	Location: 711 thru 735 77 th Avenue (APN's 041 -4175-007-007, 008-00, 009-01, 011-00, and 012-00) (12/20/06)
	Proposal: The creation of two lots through the merger of 5 existing lots.
	Applicant: Kevin Mein
Contact Person/Phone Number:	(510) 636-1210
	Owner: Nine Plus LLC. & Bosley Investments, LTD.
	Case File Number: TPM 9399
Planning Permits Required:	Tentative Parcel Map, merger of five parcels into two.
	General Plan: Business Mix
	Zoning: M-40 Heavy Industrial Zone Regulations
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines: Minor land divisions Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property Survey Rating: F3
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Moe Hackett at (510) 238-3979 or mhackett@oaklandnet.com .

5.	Location: Church to be located at 2032 East 12 th Street (020 -0109-010-02) (11/22/06)
	Proposal: To construct a 6,314 square foot church with 63 parking spaces.
Contact Person/Phone Number:	Rick L. Dumas, RLD Associates (510) 538-9991
	Owner: East Bay Korean Baptist Church
	Case File Number: CD 06-580
Planning Permits Required:	Conditional Use Permit and Design Review for a Community Assembly Use within the C-60 zone.
	General Plan: Business Mix
	Zoning: C-60 City Service Commercial Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant lot
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com .

6.	Location: 1707-1711 19 th Avenue (APN: 020 -0211-014-00) (9/26/2006)
	Proposal: Conversion of two residential structures into three residential condo units.
Contact Person/Phone Number:	John Gutierrez (510) 647-0600
	Owners: Mace Kian Tjoe Lila Wah Loo Bun Kuen Chu
	Case File Number: TPM 9308
Planning Permits Required:	Tentative Parcel map to convert two residential structures into three residential condominium units.
	General Plan: Mixed Housing
	Zoning: R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated Historic Property (PDHP) Survey Rating: Dc3
Service Delivery District:	3
City Council District:	2
For Further Information:	Contact case planner Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

7.	Location: 3521 High Street and 4233 MacArthur Boulevard (APN's 030 -1981-134-00 and 030 -1981-130-00) (12/18/06)
	Proposal: Adjust a lot line located between two parcels.
Applicant/Phone Number:	Ken Williams and Winford Frady (510) 604-7002
Owner:	Ken Williams, Winford Frady, Roland Malowe
Case File Number:	PMW 06-042
Planning Permits Required:	Parcel Map Waiver for a lot line adjustment.
General Plan:	Neighborhood Center
Zoning:	C-31 Special Retail Commercial Zone
Environmental Determination:	Exempt, Section 15305(a) of the State CEQA Guidelines: Minor lot line adjustments Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
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 .

8.	Location: 665-667 Poirier Avenue (APN: 015 -1361-024-00) (12/04/06)
	Proposal: To convert two existing residential units into condominiums.
Applicant:	John Gutierrez
Contact Person/Phone Number:	(510) 647-0600
Owner:	John & Rose Collins, Trustees of Collins Family Trust
Case File Number:	TPM 9297
Planning Permits Required:	Tentative Parcel Map to create two condominium residential 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 existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status:	Potential Designated Historic Property (PDHP) Survey Rating: Dc3x
Service Delivery District:	1
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

9.	Location:	311 2nd Street – 2nd and Harrison (APN: 001 -0149-007-00) (10/24/06)
	Proposal:	Creation of a one-lot condominium subdivision.
	Applicant:	Pacific Land Services
	Contact Person/Phone Number:	Kirsten Hanson (925) 680-6407
	Owner:	Edward Myall
	Case File Number:	TPM 9311 (related to CDV 05-522 & TPM 8865)
	Planning Permits Required:	A Vesting Tentative Parcel Map to create 105 residential condominium units. <i>The planning entitlements for this project were approved by the Planning Commission on January 4, 2006 and April 5, 2006 (Case File CDV 05-522).</i>
	General Plan:	Mixed Use District – Estuary Policy Plan
	Zoning:	C-45 Community Shopping Commercial S-4 Design Review Combining Zone
	Environmental Determination:	On January 4, 2006, the Planning Commission affirmed staff's environmental determination for a CEQA Infill Exemption per Section 15332.
	Historic Status:	The existing building is not a Potentially Designated Historic Property; Survey rating F3. The project is directly adjacent to the Southern Pacific RR Lineman's Bunkhouse. This building is a PDHP with a survey rating of Cb+3.
	Service Delivery District:	Downtown Metro
	City Council District:	3
	For further information:	Contact case planner Heather Klein at (510) 238-3659 or hklein@oaklandnet.com .

10.	Location:	3551 Laurel Avenue (APN: 028 -0938-004-00) (8/30/06)
	Proposal:	A 1,394 square foot second story addition to allow the creation of two additional units, for a total of three units.
	Contact Person/Phone Number:	David Yan (510) 727-7907
	Owner:	David Yan
	Case File Number:	CD 06-453
	Planning Permits Required:	Design Review for additional floor area and Conditional Use Permit to allow three units.
	General Plan:	Mixed Housing Residential
	Zoning:	R-50 Medium Density Residential
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	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 Sung H. Kwon, AICP at (510) 238-6414 or skwon@oaklandnet.com .

11.	Location:	2232 83rd Avenue (APN: 043 -4572-014-00) (11/13/06)
	Proposal:	Conversion to condominium of four existing rental units.
	Applicant:	Frederick Mangrum
Contact Person/Phone Number:		(510) 466-0123
	Owner:	Frederick Mangrum
	Case File Number:	TPM 9226
Planning Permits Required:		Tentative Parcel Map for the creation of 4 condominium units through the conversion of existing apartment 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 existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	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 Moe Hackett at (510) 238-3979 or mhackett@oaklandnet.com .

12.	Location:	2426 23rd Avenue (APN: 026 -0778-016-00) (6/29/06)
	Proposal:	To construct a 1,800 square foot second unit with a new second driveway.
Contact Person/Phone Number:		On Sinh (510) 882-4494
	Owner:	Pal Khuth
	Case File Number:	VDRC 06-478
Planning Permits Required:		Variance for a second driveway and Design Review for a second unit.
	General Plan:	Mixed Housing Type
	Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:		Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	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 .

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.

13.	Location: 1679 E 32 nd Street (APN 022-0371-001-00) (8/11/06)
	Proposal: To construct an addition of 704 square feet to the primary residential unit and construction of a new 650 square foot secondary unit at the rear of the existing house. Construction of a new 2 car garage in the very back of the house.
	Contact Person/Phone Number: David Nguyen (510) 535-9283
	Owner: David Nguyen
	Case File Number: DRD 07-003
	Planning Permits Required: Special Residential Design Review for construction of an addition to an existing single-family dwelling and construction of a new secondary unit attached to the single family dwelling.
	General Plan: Mixed Housing Type
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated Historic Property (PDHP) Survey Rating: Dc3
	Service Delivery District: 3
	City Council District: 5
	For further information: Contact case planner Laura Kaminski at (510) 238-6809 or lkaminski@oaklandnet.com .
