

APPLICATIONS ON FILE
January 19, 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 29, 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: 1912 10 th Avenue (APN: 021 -0266-012-06) (12/15/06)
	Proposal: Raise the height of an existing single family dwelling by 6 feet two inches to create habitable space in the basement for a total floor area of 3,058 square feet.
	Contact Person/Phone Number: Arthur Clark (510) 219-5699
	Owner: Drusilla Flowers
	Case File Number: CDV 06-135
	Planning Permits Required: Conditional Use Permit to legalize a second kitchen in the finished attic. Design Review and Variance for an addition to encroach into the side yard setback (5 feet allowed, 2 foot 8 inches proposed) and to encroach into the street corner side yard setback (7 foot 6 inches allowed, 3 foot 4 inches proposed).
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	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: Potential Designated Historic Property (PDHP) Survey Rating: D2+
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

2.	Location: 5537 Edgerly Street (APN: 038 -3228-009-00) (9/5/06)
	Proposal: To construct a 378 square foot second story addition and a 997.5 square foot Secondary Unit on the ground floor of an existing 894 square foot single family dwelling. This project involves raising the house 4 feet 2 inches and moving the house to the center of the property.
	Contact Person/Phone Number: Hector Deleon (510) 812-3049
	Owner: Jaime Maciel
	Case File Number: CDV 06-458
	Planning Permits Required: Variance to allow a 3 foot side yard setback on each side yard where a 4 foot side yard setback is required and a Variance to allow a 2 foot side yard setback for the front entry stairs where a 4 foot side yard setback is required. A Conditional Use Permit for a 997.5 square foot Secondary Unit. Design Review for exterior alterations to the building.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential Zone
	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: X
	Service Delivery District: 5
	City Council District: 6
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

3.	Location: 10745 Pippin Street (APN: 045 -5253-008-00) (12/7/06)
	Proposal: To construct a new 1,711 square foot single family dwelling on a vacant 3,700 square foot lot.
	Contact Person/Phone Number: Mary Bull-Ransom (510) 568-1759
	Owner: Linda Kinchen and Washington Mitchell
	Case File Number: DR 06-603
	Planning Permits Required: Design Review to build a new 1,711 square foot single family dwelling.
	General Plan: Mixed Housing Type
	Zoning: R-36 Small Lot 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 or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating
	Service Delivery District: 6
	City Council District: 7
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

4.	Location: 133 Vicente Road (APN: 048H-7605-001-00) (1/11/07)
	Proposal: A new 3,365 square foot three-story residence on a downslope lot.
	Contact Person/Phone Number: Sarah Garber, Regan Bice Architects (510) 549-1499
	Owner: David and Rachel Setton
	Case File Number: CDV 06-497
	Planning Permits Required: Conditional Use Permit to allow the construction of a 6 foot fence within the front yard setback and to allow a rear building elevation height of 40 feet on a steep downslope lot (56% slope gradient) along with Design Review in the S-18 Combining Zone. This project also includes Variances to encroach in the side yard setback (9 feet allowed, 5 feet proposed), to exceed the overall building wall height (30 feet allowed, 36 feet proposed), to exceed the building height as measured from the edge of pavement for down-slope lots (18 feet allowed, 22 feet proposed), to waive the minimum driveway depth as measured from the edge of pavement (20 feet allowed, 14 feet proposed), and to exceed the allowable building width within 20 feet of the front property line (36 feet allowed, 76 feet proposed).
	General Plan: Hillside 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: New construction of small structures Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
	Historic Status: Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com .

5.	Location: 1111 Broadway (corner of Broadway and 12th Street) (APN: 002-0097-042-00) (12/04/06)
	Proposal: General Food Sales activity (Peet's Coffee) within an existing 1,000 square-foot ground floor space and Design Review for business signs.
	Owners: OCC Venture LLC
Contact Person/Phone	Gary Bell
Number:	(415) 902-5400
Case File Number:	CD 06-597
Planning Permits Required:	Conditional Use Permit to allow a general food sales activity in the first 20 feet of the ground floor in the S-8 Zone and Design Review for business signs in the C-55 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 an existing facility Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
Historic Status:	Not a Potential Designated Historic Property Survey Rating: X
Service Delivery District:	Metro
City Council District:	3
For further information:	Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com

6.	Location: 7038 Lacey Avenue (040A-3417-027-05) (11/13/06)
	Proposal: Subdivision of one lot with two existing detached single family homes into two separate lots.
Contact Person/Phone	John E. Gutierrez
Number:	(510) 647-0600
Owner:	Michael W. Marr
Case File Number:	TPM 9258 & CU 06-557
Planning Permits Required:	Tentative Parcel Map for the subdivision of one lot into two and Conditional Use Permit to waive the prevalent lot size requirement.
General Plan:	Mixed Housing Type
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15301 (k) of the State CEQA Guidelines: Division of existing single family residence into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
Historic Status:	Not a Potentially Designated Historic Property Survey Rating: X
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com .