

APPLICATIONS ON FILE
February 02, 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:

February 13, 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: 1107 Peralta Street (APN: 006 -0007-018-00) (9/11/06)
	Proposal: Conversion of 1,187 square-foot basement to habitable space which would include a second kitchen in an existing single-family dwelling and new habitable space on the ground floor in the side yard setback for a 26 square-foot closet.
	Applicant: Tony Cotton
	Owner(s): Dianna McGhee
Contact Person/Phone Number:	Tony Cotton (510) 467-9788
	Case File Number: CDV 06-465
Planning Permits Required:	Design Review for converting basement to habitable space and adding closet space. Conditional Use Permit to establish a second kitchen in an existing single-family dwelling. Variance for creating habitable space in required setback located 10 ½ inches from the side property line where 5 feet is required.
	General Plan: Mixed Housing Residential
	Zoning: R-30 One Family Residential 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, general plan or zoning
	Historic Status: Potential Designated Historic Property, Secondary Importance Survey Rating: Cb-1+
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 .

2.	Location: 6200 Castle Drive (APN: 048D-7269-023-00) (11/27/06)
	Proposal: To construct a 273 square foot second story addition to a 2,732 square foot single-family dwelling.
Applicant / Phone Number::	Jarvis Architects (510) 654-6755
Owner:	Robert Zimmerman
Case File Number:	VDRC 06-582
Planning Permits Required:	Variance for a height of 28.5 feet where a maximum of 25 feet is permitted and Special Residential Design Review.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301(e) 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 Potentially Designated Historic Property Survey Rating: X
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

3.	Location: 530 E 8 th Street (APN: 019 -0009-003-01) (12/21/06)
	Proposal: To convert an existing commercial building into 12 commercial condominium units.
	Applicant: Ronald Peters (925) 933-9893
	Owner: Ronald Peters
	Case File Number: TPM 9402
	Planning Permits Required: Tentative Parcel Map for condominium purposes.
	General Plan: Housing and Business Mix
	Zoning: Housing and Business Mix 2
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing commercial or industrial buildings Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property Survey Rating: F3
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

4.	Location: 1416 Benton Street (APN: 024 -0539-035-00) (12/28/06)
	Proposal: To convert four residential dwelling units into four residential condominium units.
	Applicant: John Gutierrez (510) 647-0600
	Owner: David Valdez
	Case File Number: TPM 9381
	Planning Permits Required: Tentative Parcel Map for condominium purposes.
	General Plan: Detached Unit 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 Potentially Designated Historic Property Survey Rating: X
	Service Delivery District: 3
	City Council District: 5
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

5.	Location: 1921 E 21 st Street (APN: 021-0255-002-00) (3/6/06)
	Proposal: Construct a new 1,850 square foot two-story single-family dwelling on a lot containing an existing two-story single-family dwelling.
Contact Person/Phone Number:	Sol Davis (510) 258-5421
	Owner: Yvonne Luong
	Case File Number: DV 06-097
Planning Permits Required:	Design Review to construct a single-family dwelling in the R-36 Zone and a Variance to provide for a second driveway accessed from San Antonio Way.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: Construction of a small structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potentially Designated Historic Property Survey Rating: D3
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

6.	Location: 233 Mather Street (APN: 013-1112-005-00) (09/07/06)
	Proposal: To construct a new 4 foot high wooden fence with a 2 foot high lattice on top and a 2 foot high wooden retaining wall in the street side yard setback for an existing single family residence.
	Applicants: Colin & Christine O'Neill
Contact /Phone Number:	(510) 655-8095
	Owners: Colin & Christine O'Neill
	Case File Number: CU 06-459
Planning Permits Required:	Conditional Use Permit to construct a 6 foot high structure in the street side yard setback.
	General Plan: Mixed Housing Type
	Zoning: R-50 Medium Density Residential Zone S-18 Mediated Residential Design Review 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, general plan or zoning
	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 Mike Rivera at (510) 238-6417 or mriviera@oaklandnet.com .

7.	Location: 5831 Avenal Avenue (APN: 038 -3284-007-00) (12/20/06)
	Proposal: Creation of two residential condominium units, which includes the construction of a new unit and the conversion of an existing unit.
Contact Person/Phone Number:	Ekundayo Sowunmi (510) 633-5621
	Owner: Lydia Taylor
	Case File Number: TPM 9098
Planning Permits Required:	Tentative Parcel Map for the creation of two residential condominium units.
	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 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:	5
City Council District:	6
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com .

8.	Location: 1365-1379 Hampel Street (APN: 024 -0526-003-00) (1/22/07)
	Proposal: To subdivide a 6,969 square foot lot into two lots with each lot containing an existing residential building. No new construction is proposed.
Contact Person/Phone Number:	Neil Guiney (510) 444-6200
	Owner: Neil Guiney and Tom Dannenberg
	Case File Number: TPM 9382 & CU 07-024
Planning Permits Required:	Tentative Parcel Map to subdivide a lot into two lots and a Conditional Use Permit to waive the minimum lot area for a subdivision of land between existing buildings
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential Zone
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 Potentially Designated Historic Property Survey Rating X
Service Delivery District:	3
City Council District:	5
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

9.	Location: 4012 Maybelle Avenue (APN: 030 -1934-012-01) (11/21/06)
	Proposal: Establishment of a child care facility serving up to 40 children. Removal of one protected tree.
	Contact Person/ Tae Gyung Ha
	Phone Number: (510) 919-5181
	Owner: Tae Gyung Ha
	Case File Number: CU 06-571 T 06-148
	Planning Permits Required: A Conditional Use Permit to allow a day care (for 15+ children) in a residential area. A tree removal permit to remove one protected tree.
	General Plan: Detached Unit Residential
	Zoning: R-30 One Family Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor alteration 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 No Survey Rating
	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 .

10.	Location: 2270 Pelham Place (APN: 048H-7283-007-00) (06/08/06) <i>NOTE: This is a Re-Notification of a public notice issued on July 28, 2006 due to revisions and clarifications from the design review plans filed on January 18, 2007 to address certain Zoning Codes.</i>
	Proposal: To construct a new front entry portico, a new rear upper story balcony and a new attached one-car carport. The proposal includes the conversion of the existing two-car carport to a two-car garage, the floor expansion and design alterations of the existing lower and upper rear decks, the replacement of the building siding from wood to stucco, the replacement of the building roof material from wood shingles to tiles and the alteration of the interior floors of the existing single-family dwelling.
	Applicant: Kristen Sidell, Magnet Architecture & Design
	Contact /Phone Number: (510) 847-5066
	Owners: Mike and Carolyn Mihall
	Case File Number: DV 06-318
	Planning Permits Required: 1) Design Review for new residential addition and alteration to an existing single-family dwelling in the S-10 Combining Zone; and 2) Variance to reduce the side yard setback where 15 feet is required and 6 feet, 11 inches is proposed for lots with more than 20% of building footprint slope for the new attached carport located to the northeast of the residence and a Variance to exceed the maximum cumulative building width within the required front yard from 60% to 80%.
	General Plan: Hillside Residential
	Zoning: R-20 Low Density Residential Zone S-10 Scenic Route Combining Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New 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: X
	Service Delivery District: 2
	City Council District: 4
	For further information: Contact case planner Mike Rivera at (510) 238-6417 or mriviera@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: 536-45 th Street (APN: 013 -1159-005-00) (8/14/06)
	Proposal: Legalization of 370 square-foot secondary unit as part of a structure housing a single family dwelling.
	Owner: Susan Levin
Contact Person/Phone Number:	Susan Levin (510) 597-1540
Case File Number:	DRC 06-350
Planning Permits Required:	Small Project Design Review to legalize a secondary unit with an area that is less than 650 square feet in size.
General Plan:	Urban Residential and Neighborhood Center
Zoning:	R-50 Medium Density Residential Zone S-18 Mediated Design Review Combining Zone
Environmental Determination:	Exempt, Section 15303(a) of the State CEQA Guidelines: Conversion of a portion of an existing residence to a secondary unit Exempt, Section 15268 of the State CEQA Guidelines: Ministerial projects 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:	2
City Council District:	1
For further information:	Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .
