

**APPLICATIONS ON FILE**  
**July 13, 2007**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor**  
**Oakland, California 94612-2031**

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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 17-day public comment period:**

**July 30, 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 17-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 seventeen (17) 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.





<b>5.</b>	<b>Location:</b> Thorndale Drive (APN: 048G-7444-005-00) Lot 3082, vacant parcel adjacent to 7130 Thorndale Drive submittal date
	<b>Proposal:</b> New 3,555 square foot three-story single family dwelling on a downslope lot.
<b>Contact Person/Phone Number:</b>	Larry Rosen (415) 999-5803
	<b>Owner:</b> Larry Rosen
	<b>Case File Number:</b> DV 07-239 (CP 06-146)
<b>Planning Permits Required:</b>	Design Review for new residential construction; Variances for allowable building wall height (30 feet permitted, 33 feet proposed); building width within the first 20 feet of the front property (30 feet permitted, 38 feet proposed); and a Category III Creek Protection Permit.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of small structures Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> 6989 Broadway Terrace (APN: 048G-7418-064-00) (4/10/07)
	<b>Proposal:</b> To construct a 180 square foot addition above the garage to an existing 2,768 square foot single-family residence.
<b>Contact Person/Phone Number:</b>	Chris Zaballos (510) 595-3474
	<b>Owner:</b> Chris Zaballos
	<b>Case File Number:</b> DV 07-141
<b>Planning Permits Required:</b>	Design Review to construct a new single-family residence and Variance for a portion of the addition to exceed the 24 foot maximum height limit (measured from street edge) that applies to structures on uphill lots where located within 20 feet of the front lot line (26.75 feet proposed at the left side and 29.75 feet proposed at the right side).
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Ann Clevenger</b> at (510) 238-6980 or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

<b>7.</b>	<b>Location:</b> 732 26 <sup>th</sup> Street (APN: 009 -0681-017-00) (3/19/07)
	<b>Proposal:</b> Raise the existing single family dwelling and legalize the upper story addition. The resulting building would be two stories over a ground floor garage.
<b>Contact Person/Phone Number:</b>	Riley Williams (510) 575-3519
	<b>Owner:</b> Riley Williams
	<b>Case File Number:</b> DV 07-101
<b>Planning Permits Required:</b>	Design Review and Variances for expansion of an existing building located within the required 3 foot side yard setbacks (8 inches west side & 1 foot 4 inches east side).
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-36 Small Lot Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potentially Designated Historic Property (PDHP) Survey Rating: C2+
<b>Service Delivery District:</b>	1
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a> .

<b>8.</b>	<b>Location:</b> 8379 Golf Links Road (APN: 043A-4651-009-14) (4/11/07)
	<b>Proposal:</b> To construct a new 1,672 square foot two story single family dwelling on a vacant down slope lot adjacent to a creek.
<b>Contact Person/Phone Number:</b>	Paul Wang (510) 547-9315
	<b>Owner:</b> Paul Wang
	<b>Case File Number:</b> DR 07-143 & CP 07-077
<b>Planning Permits Required:</b>	Design Review for the construction of a new single family dwelling and Category 3 Creek Protection Permit.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-30 One-Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of small structures Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating: Vacant Lot
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Michael Bradley</b> at (510) 238-6935 or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a> .

