

APPLICATIONS ON FILE
July 27, 2007

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
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 17-day public comment period:

August 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 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.

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Planning Permits Required: Design Review to allow a new single family structure.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of a new structure
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: 3
City Council District: 2
For further information: Contact case planner **Sung H. Kwon, AICP** at **(510) 238-6414** or skwon@oaklandnet.com.

4. Location: **5351 Lawton Avenue (APN: 014 -1252-010-00) (7/16/07)**
Proposal: To demolish an existing single-family dwelling and construct a new 2,620 square foot single-family dwelling.
Contact Person/Phone Number: Dwane Kennedy, CITYshapers (510) 836-9300
Owner: Susan Churcher
Case File Number: **DR 07-326**
Planning Permits Required: Design Review to construct a new single-family dwelling.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of a new structure
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning
Historic Status: Potential Designated Historic Property
Survey Rating: D2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com.

5. Location: **1110, 1112, 1114 Peralta Street (APN: 004 -0089-011-00) (11/27/06)**
Proposal: To convert three existing residential units into three residential condominium units.
Owner: Bruce Loughridge
Contact Person/Phone Number: Bruce Loughridge (510) 435-8786
Case File Number: **TPM 9354**
Planning Permits Required: Tentative Parcel Map to convert three existing residential units into three residential condominium units.
General Plan: Mixed Housing Type
Zoning: R-36 Small Lot Residential Zone

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Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of existing multiple family or single-family residences into
common interest ownership
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning

Historic Status: Potential Designated Historic Property, secondary importance
Survey Rating: Eb-1*

Service Delivery District: 1
City Council District: 3

For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or
ujonsson@oaklandnet.com.

6. **Location:** 4222 Macarthur Boulevard (APN: 030 -1981-155-00) (5/16//07)
Proposal: Expansion of an insurance company.
Contact Person/Phone Number: Graff Architects
(510) 653-4500
Owner: Jain Williams
Case File Number: CD 07-218
Planning Permits Required: Design Review for an 854 square foot addition. Conditional Use Permit to
allow the expansion of a Consultative & Financial Service Commercial
Activity on the ground floor.
General Plan: Neighborhood Center
Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor addition to an existing structure
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.

7. **Location:** 463 38th Street (APN: 012 -0974-030-00) (5/24/07)
Proposal: Raise an existing house at rear of property 8 feet 7 inches to allow an 880
square foot ground floor addition and renovate the attic to create additional
habitable space.
Contact Person/Phone Number: John Newton
(510) 526-7370
Owner: Tom Anthony
Case File Number: DR 07-229
Planning Permits Required: Design Review to raise the house and add two dormers to the roof.
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone
Environmental Determination: 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

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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 **Holly Pearson** at (510) 238-3079 or hpearson@oaklandnet.com.

8. **Location:** 965 & 967 21st Street (APN: 005 -0409-002-00) (6/28/07)
Proposal: To convert a 2 unit residential property to condominiums.
Contact Person/Phone Number: John E. Gutiérrez
(510) 647-0600
Owner: Timothy Carter
Case File Number: TPM 9467
Planning Permits Required: Tentative Parcel Map for condominium purposes.
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
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: Dc2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Holly Pearson** at (510) 238-3079 or hpearson@oaklandnet.com.

9. **Location:** 830 Isabella Street (APN: 003-0015-010-01) (7/16/07)
Proposal: To convert an existing warehouse into 9 live-work condominium units.
Owner/Applicant: Jessica Lew
Contact Person /Phone Number: (510) 387-7410
Case File Number: TPM 9275
Planning Permits Required: Tentative Parcel Map to create condominium 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:
Subdivision of existing commercial or industrial buildings
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: C2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or by
email at: mbrenyah@oaklandnet.com
