

**APPLICATIONS ON FILE**  
**August 15, 2008**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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:**

**September 2, 2008**

**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>1.</b>	<b>Location:</b> <b>Lot 3040+Partial Lot 3037 Thorndale Drive at Jewell Court (APN: 048G-7445-039-03) (8/11/08)</b> <i>(Location: This is a downhill "flag" lot on the east side of Thorndale Drive, just north of entrance to Jewell Court and approx. 50' northeast of 1 Jewell Court; see yellow Notice sign posted at the front of the property.)</i>
	<b>Proposal:</b> To construct a new 5,985 sq. ft. single-family dwelling on a vacant downhill lot.
	<b>Contact Person/</b> Robbie Lemos <b>Phone Number:</b> (510) 844-2555 <b>Owner:</b> Dunham Winoto <b>Case File Number:</b> <b>DV08-119</b>
	<b>Planning Permits Required:</b> Regular Design Review for a new single-family dwelling; Minor Variances to: (a) exceed the maximum building height limit (30' max. permitted; 64' proposed); (b) encroach into the minimum side yards (10' required; 5' proposed); (c) encroach into the minimum rear yard (56.7' required; 10' proposed), and (d) exceed the maximum building wall length within a distance to the side lot line equal to 20% of the lot width (35' max. permitted; 63' proposed)
	<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 of the State CEQA Guidelines: New 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 (vacant lot)
	<b>Service Delivery District:</b> 2 <b>City Council District:</b> 1
	<b>For Further Information:</b> Contact <b>Ann M. Clevenger, Planner III</b> , at <b>(510) 238-6980</b> or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> <b>1647 10<sup>TH</sup> Avenue (APN: 020 -0190-003-00) (7/23/08)</b>
	<b>Proposal:</b> To subdivide a 10,983 square foot corner lot between two existing detached residential buildings to create 2 lots each having its own driveway - The following deficiencies from development standards will be maintained or created: <u>Parcel 1 (1647 10<sup>th</sup> Avenue)</u> (1) Right setback: zero lot line, existing (5' required) (2) Rear 8'-6" (15' required) <u>Parcel 2 (E. 17<sup>th</sup> Street)</u> (1) Lot area 4,406 sq. ft. (5,000 sq. ft. required) (2) Rear setback 14'-10" (15' required)
	<b>Contact Person/</b> Kent Lau/ <b>Phone Number:</b> (510) 333-6448 <b>Owner:</b> Buu Luu <b>Case File Numbers:</b> <b>CU 08-216 / TPM 9794</b>
	<b>Planning Permits Required:</b> Minor Conditional Use Permit with Special Findings to subdivide a lot between 2 buildings to create 2 lots not meeting certain development standards (OMC Sec. 17.102.330, 17.106.010(B), 17.134); Tentative Parcel Map to subdivide 1 parcel into 2 parcels (OMC Sec. 16.08.030)
	<b>General Plan:</b> Mixed Housing Type Residential <b>Zoning:</b> R-40 Garden Apartment Residential Zone

<b>Environmental Determination:</b>	Exempt, Section 15315 of the State CEQA Guidelines: Minor land division; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey Rating: B-1+ (API anchor, primary contributor, major importance: Nagel- House / SWA - Simon Wade Historic District)
<b>Service Delivery District:</b>	3 – Central / Chinatown / Lower Hills
<b>City Council District:</b>	2 – Kernighan
<b>For further information:</b>	Contact case planner <b>Aubrey Rose, Planner II</b> at <b>(510) 238-2071</b> or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

<b>3.</b>	<b>Location:</b> <b>142 (&amp; 144) 9<sup>th</sup> Street (APN: 002 -0085-015-00) (8/7/08)</b>
	<b>Proposal:</b> To convert an existing two-unit residential property to condominiums.
	<b>Applicant/</b> Jeanne Chiang
	<b>Phone Number:</b> (510) 893-1212
	<b>Owner:</b> Amber Investment Company
	<b>Case File Number:</b> <b>TPM 9818</b>
	<b>Planning Permits Required:</b> Tentative Parcel Map for condominium purposes
	<b>General Plan:</b> Central Business District
	<b>Zoning:</b> S-2 Civic Center Zone/ S-4 Design Review Combining Zone/ S-17 Downtown Residential Open Space Combining Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multi-family residences into common interest ownership; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Designated Historic Property (Brumwell-Curtis House); Survey rating: B-1+ (Major Importance; contributor to an Area of Primary Importance)
	<b>Service Delivery District:</b> Metro
	<b>City Council District:</b> 2
	<b>For further information:</b> Contact case planner <b>Holly Pearson</b> at <b>(510) 238-3079</b> or <a href="mailto:hpearson@oaklandnet.com">hpearson@oaklandnet.com</a>

<b>4.</b>	<b>Location:</b> <b>5521 Harbord Drive (APN: 048B-7170-004-00) (7/23/08)</b>
	<b>Proposal:</b> To construct a 375 square foot two story rear addition and alterations to an existing single family dwelling.
	<b>Applicant:</b> Dorrice Pyle/ Federal Building Co.
	<b>Contact Person/Phone Number:</b> (510) 316-2757
	<b>Owner:</b> Daniel & Anne Fritz
	<b>Case File Number:</b> <b>DV08-217</b>
	<b>Planning Permits Required:</b> Regular Design Review to construct two story rear addition and alteration to an existing single family dwelling; Minor Variance to allow the addition to be located 40-feet from the rear property line where 51-feet is required.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone.
	<b>Environmental Determination:</b> Exempt, Section 15303 (a) of the State CEQA Guidelines: Small addition and alteration to an existing single family dwelling; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning

<b>Historic Status:</b>	Not Potential Designated Historic Property; Survey Rating: N/A
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

<b>5.</b>	<b>Location:</b> <b>6701 San Pablo Avenue (APN: 016 -1514-008-00) (8/6/08)</b>
	<b>Proposal:</b> To install 6 flush façade mounted telecommunication antennas to the exterior of the building and four (4) concealed equipment cabinets located within the commercial building.
	<b>Applicant:</b> Sandra Steele/ T-Mobile Co.
<b>Contact Person/Phone Number:</b>	(415) 573-7400
<b>Owner:</b>	6701 San Pablo LLC
<b>Case File Number:</b>	<b>CD08-225</b>
<b>Planning Permits Required:</b>	Regular Design Review & Minor Conditional Use Permit to install six (6) flush façade mounted Mini Telecommunication Facility and Four (4) concealed equipment cabinets within the existing commercial building
	<b>General Plan:</b> Community Commercial
	<b>Zoning:</b> C-30 District Thoroughfare Commercial/ S-4 Design Review Combining Zones
<b>Environmental Determination:</b>	Exempt, Section 15303 (a) of the State CEQA Guidelines: Small addition and alteration to an existing commercial building; 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; Survey rating: N/A
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>

<b>6.</b>	<b>Location:</b> <b>5096 Kearney Avenue (APN: 029 -1260-022-04) (6/27/06)</b>
	<b>Proposal:</b> To subdivide one lot, containing an existing single family dwelling, into two parcels to allow the construction of one new single family dwelling (which would be considered separately in a future Design Review Application).
	<b>Applicant /</b> Moran Engineering Inc.
<b>Phone Number:</b>	(510)848-1930
<b>Owner:</b>	Kenneth Rothman
<b>Case File Number:</b>	<b>TPM 9015</b>
<b>Planning Permits Required:</b>	Tentative Parcel Map for subdivision.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines: In-fill development projects; 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; Survey rating: D3
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4
<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>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing facilities; 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 (PDHP); Survey rating: X
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	6
<b>For further information:</b>	Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a>

\*\*\*