

APPLICATIONS ON FILE

August 3, 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 20, 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.

1.	Location: 478 Santa Clara Avenue (APN: 010 -8326-017-00) (7/16/07)
	Proposal: Establish a Yoga Studio within an existing commercial building.
	Owner: ZML Company
Contact Person/Phone Number:	Tony Carr (510) 207-9642
	Case File Number: CU 07-319
Planning Permits Required:	Conditional Use Permit to allow group assembly in the C-30 zoning district.
	General Plan: Neighborhood Center
	Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alteration to an existing facility Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated Historic Property (PDHP), ASI contributor, secondary importance or superior example Survey Rating: C2+ (Historic District: Grand Avenue Commercial)
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner, Tanya Boyce , at (510) 238-2074 or tboyce@oaklandnet.com .

2.	Location: 1025 86 th Avenue (APN: 042 -4266-008-00) (1/27/07)
	Proposal: To construct a 646 square foot single story secondary unit to the rear of a single family dwelling.
Contact Person/Phone Number:	Veronica Rodas (510) 453-5723
	Owner: Same
	Case File Number: DR 07-308
Planning Permits Required:	Design Review for the construction of an attached secondary unit for an existing single family dwelling.
	General Plan: Mixed Housing Type Residential
	Zoning: R-30 One Family Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: Minor alteration to an existing facility 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: XC3
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Moe Hackett at (510) 238-3973 or mhackett@oaklandnet.com .

3.	Location: 1032, 1034 Peralta Street (APN: 004 -0091-025-00) (11/27/06)
	Proposal: To convert an existing two unit building into two residential condominium units.
	Owner: Joan Wendt
Contact Person/Phone Number:	Bruce Loughridge (510) 435-8786
	Case File Number: TPM 9352

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Planning Permits Required: Tentative Parcel Map to convert an existing two-unit building into two residential condominium units.
General Plan: Mixed Housing Type
Zoning: R-36 Small Lot 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), secondary importance
Survey Rating: Cb-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.

4. **Location:** 3203 School Street (APN: 027 -0863-001-00) (7/9/07)
Proposal: To construct a 2,105 square foot, two-story, single-family dwelling to the rear of an existing single-family dwelling.
Contact Person/Phone Number: Thanh Kim Vo
(510) 437-1866
Owner: Thanh Kim Vo
Case File Number: DR 07-313
Planning Permits Required: Design Review for construction of a new single-family dwelling.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a small 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: 5
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

5. **Location:** 3050 & 3052 Union Street (APN: 005 -0452-026-00) (5/21/07)
Proposal: Tentative Parcel Map for two new condominiums constructed under Planning Permit CD 05-432.
Contact Person/Phone Number: Dogtown Development
(510) 428-1714
Owner: Dogtown Development
Case File Number: TPM 9499

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Planning Permits Required: Tentative Parcel Map for condominiums.
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
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: Vacant Lot
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com.

6. **Location:** 9241 Golf Links Road (APN: 043A-4758-028-06) (6/28/07)
Proposal: To construct a new 2,610 square foot two story single family dwelling with an attached two car garage on a vacant down slope lot adjacent to a creek.
Applicant: David Claydon
Contact Person/Phone Number: David Claydon
(925) 946-9321
Owner: Tanya Garibaldi
Case File Number: DV 07-297 & CP 07-056
Planning Permits Required: Design Review for the construction of a new 2,610 square foot single family dwelling. Variance for a 0 foot front yard setback where a 5 foot front setback is required. Creek Protection Permit; Category 4
General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of a small structure
Exempt, Section 15332 of the State CEQA Guidelines:
Infill development
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: 6
City Council District: 7
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or
mbradley@oaklandnet.com.

7. **Location:** 124-130 Montecito Avenue (APN: 010 -0770-014-00 and 010 -0770-015-00)
(3/8/07)
Proposal: Renovation of an existing meeting hall into a library, construct a new two story, classroom/administration building and a gymnasium for an existing school.
Applicant: St. Paul's Episcopal School
Contact Person/Phone Number: Adam Phillips / PFAU Architecture LTD
(415) 908-6408 x 101
Owner: St. Paul's Episcopal School
Case File Number: CV 07-085

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Planning Permits Required: Conditional Use Permit for a rooftop fence located on top of the gymnasium to be more than four feet above the prescribed building height located within 15 feet of a residentially zoned lot (49 feet above grade proposed where 44 feet above grade permitted by right within 15 feet of residentially zoned lot) and a Variance for a 1 foot rear yard setback where 15 feet is required. These permits are required for the gymnasium only.

General Plan: Urban Residential

Zoning: R-60 Medium High Density Residential Zone

Environmental Determination: Exempt, Section 15314 of the State CEQA Guidelines:

Minor additions to existing schools where the addition does not increase original student capacity by 25 percent of 10 classrooms, whichever is less
Section 15183 of the State CEQA Guidelines:

Historic Status: Projects consistent with a community plan, general plan or zoning
Designated Historic Property (DHP); Survey Rating: B3. The Casa Romana is listed in the Oakland Cultural Heritage Survey with a status code of B3, which indicates that the property has a "B" rating defined as a property of "Major Importance" with major historical or architectural value. The building's "3" rating signifies that the property is not located in an historic district. The proposed project, which seeks to rehabilitate the Casa, will result in the demolition of the back of house spaces and non-historic additions and the construction of a new, three-story addition to the rear.

Service Delivery District: 3

City Council District: 3

For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

8. **Location:** 3665 West Street (APN: 012 -0948-001-02) (6/28/07)
Proposal: To convert a two-story 4-unit residential building into 4 residential condominium units.

Applicant: John E. Gutierrez

Contact Person/Phone Number: John E. Gutierrez
(510) 647-0600

Owner: Lan Phan

Case File Number: TPM 9470

Planning Permits Required: Tentative Parcel Map for condominium purposes.

General Plan: Mixed Housing Type Residential

Zoning: R-40 Garden Apartment 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:

Historic Status: Projects consistent with a community plan, general plan or zoning
Potential Designated Historic Property (PDHP)

Survey Rating: C2+

Service Delivery District: 2

City Council District: 1

For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or cquitevis@oaklandnet.com.

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Planning Permits Required: Design Review for an addition over 1,000 square feet.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 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
Historic Status: Not a Potential Designated Historic Property
Survey Rating: D3
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.

12. **Location:** Lot 813, Homewood Drive (APN: 048E-7323-021-00) (7/11/07)
(located on the vacant lot abutting northwest/right side of 7145 Homewood Drive)
Proposal: To construct a new 3,611 square foot single-family dwelling on a vacant uphill lot.
Contact Person/ Maxwell Beaumont, Beaumont & Associates
Phone Number: (510) 652-4433
Owner: David Gibbs, Roger Accurso
Case File Number: DR 07-598
Planning Permits Required: Residential Design Review to construct a new single-family dwelling.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 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
Historic Status: Not a Potential Designated Historic Property
No Survey Rating: Vacant Lot
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or
aclevenger@oaklandnet.com.

13. **Location:** 2228 E. 22nd Street (APN: 022 -0296-005-03) (6/14/07)
Proposal: To convert four residential dwelling units into four residential condominium units.
Applicant: Chang Qing Xu
(510) 712-9251
Owner: Chang Qing Xu
Case File Number: TPM 9570
Planning Permits Required: Tentative Parcel Map for condominium purposes.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone

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Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of multi-family dwelling into common-interest ownership
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: F2-

Service Delivery District: 3
City Council District: 2

For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or
lmccullen@oaklandnet.com.

14. **Location:** 379-385 62nd Street (APN: 016 -1404-029-00) (03/01/07)
Proposal: To convert an existing four unit building into four residential condominium units.

Owners: Brian and Robin McMahon

Contact Person/Phone Number: John Gutierrez
(510) 647-0600

Case File Number: **TPM 9422**

Planning Permits Required: Tentative Parcel Map to convert an existing four-unit building into four residential condominium units.

General Plan: Mixed Housing Type
Zoning: R-35 Special One-Family Residential Zone

Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of existing multiple 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: C2+

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.
