

**APPLICATIONS ON FILE**  
**August 10, 2007**

**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:**

**August 27, 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.





5.                                   **Location:** **Thornhill Drive, (APN: 048F-7379-021-02) (7/30/07) Vacant parcel**  
*(located at intersection of Heather Ridge Way and Thornhill Drive)*  
                                  **Proposal:** **Roadway Restoration Project -** Roadway retaining wall reconstruction  
in public-right-of-way adjacent to existing creek.  
**Contact Person/Phone Number:** Kevin Kashi. City of Oakland Public Works Agency  
(510) 238-7116  
                                  **Owner:** City of Oakland  
                                  **Case File Number:** **CP 07-111**  
                                  **Planning Permits Required:** Creek Protection Permit (CPP) (Category III, Section 13.16 of the City of  
Oakland Creek Protection Ordinance) related to construction activity  
adjacent to an existing creek.  
                                  **General Plan:** Hillside Residential  
                                  **Zoning:** R-30 One-Family Residential Zone  
S-11 Site Development and Design Review Combining Zone  
**Environmental Determination:** Exempt per Sections 15301(d) of the State CEQA Guidelines:  
Restoration or rehabilitation of deteriorated or damaged structures,  
facilities, or mechanical equipment to meet current standards of public  
health and safety; and Section 15302(c) of the State CEQA Guidelines:  
Replacement or reconstruction of existing utility systems and/or  
facilities; and Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning  
                                  **Historic Status:** N/A  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Caesar Quitevis** at **(510) 238-6343** or  
[clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com).

6.                                   **Location:** **689 24<sup>th</sup> Street (APN: 008 -0663-014-00) (6/7/07)**  
                                  **Proposal:** To raise a 24 foot high single-family residence by 5 feet (29 feet  
proposed) and convert the basement into a new 1,240 square foot second  
dwelling unit including the new construction of a rear upper story deck  
and front driveway gate and fence.  
**Contact Person/Phone Number:** Efren Llacer Jr.  
(510) 504-3600  
                                  **Owner:** Efren Llacer  
                                  **Case File Numbers:** **DR 07-200**  
                                  **Planning Permits Required:** Design Review to construct a new residential dwelling unit in the C-30  
District Thoroughfare Commercial Zone.  
                                  **General Plan:** Detached Unit Residential  
                                  **Zoning:** C-30 District Thoroughfare Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines:  
Addition to an existing structure  
Exempt, Section 15303(a) of the State CEQA Guidelines:  
New second unit  
Exempt, 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: Ec2 \*  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Mike Rivera** at **(510) 238-6417** or  
[mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)





(continued from page 6)

**Case File Number:** CDV 07-091  
**Planning Permits Required:** Interim Conditional Use Permit for 18 units where 14 units are permitted by the Zone and 23 units are permitted by the General Plan; Design Review to construct a new residential facility; and Variance to allow a 0 foot rear setback for the parking podium where 10 feet minimum is required.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-40 Community Thoroughfare Commercial Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines  
Infill-development projects  
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 (PDHP)  
No Survey Rating: Vacant Lot  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

12. **Location:** 3268 San Pablo Avenue (APN: 009 -0722-007-00) (7/27/07)  
**Proposal:** Tentative Parcel Map for new Condominiums approved under case number CMDV06-229, for residential units over ground floor commercial.  
**Contact Person/Phone Number:** Ron Batiste  
(510) 530-2480  
**Owner:** Thabiti Mtambuzi/ Perankh Praise House, LLC  
**Case File Number:** TPM 9595  
**Planning Permits Required:** Tentative Parcel Map for condominiums.  
**General Plan:** Urban Residential  
**Zoning:** C-30 District Thoroughfare Commercial Zone  
R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines:  
In-fill Development  
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:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com).

\*\*\*