

**APPLICATIONS ON FILE**  
**August 17, 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:**

**September 4, 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>1.</b>	<b>Location:</b> 2030 47 <sup>th</sup> Avenue (APN: 035 -2406-016-00) (1/4/07)
	<b>Proposal:</b> To legalize an existing Secondary Unit located at the ground floor within the original building envelope and to reconfigure on-site parking to total two (2) spaces.
<b>Contact Person/Phone Number:</b>	Alex Espinosa (510) 508-1447
	<b>Owner:</b> Walter Telles
	<b>Case File Number:</b> DV 07-353
<b>Planning Permits Required:</b>	Design Review to allow a new dwelling unit requiring a Variance. Variance to allow new floor area to be located 3.27 feet from side property line where 4 feet is required.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303(a) of the State CEQA Guidelines: New Secondary Unit Exempt, 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: *3
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Aubrey Rose</b> at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 1204 E. 15 <sup>th</sup> Street (APN: 020 -0170-012-00) (6/25/07)
	<b>Proposal:</b> Revision to previously approved project involving the raising of an existing duplex 13 feet and adding two new residential units. The revision would provide for a 920 square foot rear addition.
	<b>Applicant:</b> Lun Ko
<b>Contact Person/Phone Number:</b>	Lun Ko (510) 536-3355
	<b>Case File Number:</b> REV 07-019
<b>Planning Permits Required:</b>	Revision to previously approved Conditional Use Permit and Design Review to add two units to an existing duplex.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	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
	<b>Historic Status:</b> Potentially Designated Historic Property (PDHP) Survey Rating: Dc2+
<b>Service Delivery District:</b>	3
<b>City Council District:</b>	3
<b>For Further Information:</b>	Contact case planner Leigh McCullen at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a> .



<b>5.</b>	<b>Location:</b> <b>2941 Carlsen Street (APN: 029 -1082-007-00) (6/28/07)</b>
	<b>Proposal:</b> To construct a 2,448 square foot primary house in the rear of the property with an 810 square foot secondary unit in the front portion of the property.
<b>Contact Person/Phone Number:</b>	William Simpson (925) 254-7651
	<b>Owner:</b> David Richman
	<b>Case File Number:</b> <b>DV 07-292</b>
<b>Planning Permits Required:</b>	Design Review to construct a 2,448 square foot single family home and to also construct an 810 square foot secondary unit. A Variance for a rear setback of 44 feet 3 inches where 57 feet is required for part of the back of the primary house and a rear setback variance of 50 feet 5 inches where 63 feet 6 ½ inches is required for the other portion of the back of the primary house.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
<b>Environmental Determination:</b>	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
	<b>Historic Status:</b> Not a Potentially Designated Historic Property Survey Rating: X
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Laura Kaminski</b> at <b>(510) 238-6809</b> or <a href="mailto:lkaminski@oaklandnet.com">lkaminski@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> <b>1050-1062 &amp; 1066-1078 70<sup>th</sup> Avenue (APNs: 041 -4148-064-00 &amp; 041 -4148-063-00) (8/3/06)</b>
	<b>Proposal:</b> Convert 5 units to 4 units on each of the two lots. On each of the lots, two units will be combined into one and the other three units will have a second story addition.
<b>Contact Person/Phone Number:</b>	Ricky Trong (510) 290-8889
	<b>Owner:</b> Jamie Lee
	<b>Case File Number:</b> <b>DV 07-276 &amp; DV 07-277</b>
<b>Planning Permits Required:</b>	Design Review to allow additions to the units. Variances to allow additional floor area to be located 7 feet from the front property line where 15 feet is required, 3 feet from the side property line where 4 feet is required, and 7 feet from the rear property line where 15 feet is required.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing structures 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) ASI Contributor Secondary Importance or Superior Example Survey Rating: C2+
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	7
<b>For Further Information:</b>	Contact case planner <b>Sung H. Kwon, AICP</b> at <b>(510) 238-6414</b> or <a href="mailto:skwon@oaklandnet.com">skwon@oaklandnet.com</a> .



<b>9.</b>	<b>Location:</b> 2684 79 <sup>th</sup> Avenue (APN: 040 -3384-050-00) (7/16/07)
	<b>Proposal:</b> A 1,243 square foot, two story addition to an existing Single Family Dwelling.
<b>Contact Person/Phone Number:</b>	Maxwell Beaumont (510) 652-4433
	<b>Owner:</b> Doris Chambers
	<b>Case File Number:</b> DR 07-320
<b>Planning Permits Required:</b>	Design Review for 2 <sup>nd</sup> story addition over 250 square feet.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing 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 Survey Rating: D3
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	6
<b>For further information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a> .

<b>10.</b>	<b>Location:</b> 1969 Mountain Blvd., Suite A (APN: 048F -7359-001-00) (7/2/07)
	<b>Proposal:</b> To legalize the operation of an existing exercise facility (Curves) in a commercial shopping center that is zoned primarily for retail uses.
<b>Applicant Name and Phone Number:</b>	Marlene Simas (510) 482-2618
	<b>Owner:</b> Sturtevant Enterprises, Inc.
	<b>Case File Number:</b> CU 07-299
<b>Planning Permits Required:</b>	A Conditional Use Permit to allow a Group Assembly Commercial activity to operate in a C-27 zone, which is intended to promote pedestrian-oriented retail shopping.
	<b>General Plan:</b> Neighborhood Center Commercial
	<b>Zoning:</b> C-27 Village Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility 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: X
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Holly Pearson</b> at (510) 238-3079 or <a href="mailto:hpearson@oaklandnet.com">hpearson@oaklandnet.com</a> .