

APPLICATIONS ON FILE
August 24, 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:

September 11, 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:** 4014 35th Avenue (APN: 030 -1901-014-00) (11/29/06)
 Proposal: To construct a 1,666 square foot two story addition to an existing single family home. The addition will be to the rear of the existing house and the total square feet for the entire single family home will be 2,446 square feet.

Contact Person/Phone Number: Kevin Lam
(510) 387-2730

Owner: Yoke and Katherine Lee

Case File Number: DR 06-587

Planning Permits Required: Design Review for a 1,666 square foot addition to a single family home.

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 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
Survey Rating: D3

Service Delivery District: 4

City Council District: 4

For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com.

2. **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:
Projects consistent with a community plan, general plan or zoning

Historic Status: 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 clquitevis@oaklandnet.com.

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Environmental Determination: Exempt, Section 15301(d) of the State CEQA Guidelines:
Rehabilitation of deteriorated facilities
Exempt, Section 15301(k) of the State CEQA Guidelines:
Creation of condominiums within 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: F3

Service Delivery District: 5
City Council District: 6

For further information: Contact case planner **Aubrey Rose** at (510) 238-2071 or
arose@oaklandnet.com.

7. **Location:** 1790 Goss Street (APN: 006 -0037-009-00) (6/28/07)
Proposal: Establish a second unit in an existing building, variance for setbacks, and condominium conversion of the two units.

Contact Person/Phone Number: Sean Wilson
(510) 654-0001

Owner: Sean Wilson
Case File Number: DV 07-296 & TPM 9589

Planning Permits Required: Design Review to add second unit in existing building. Variances to allow the second unit to be located 2 feet from the side property line where 5 feet is required and the front stairs to be located 10 feet from the front property line where 12 feet is required. Tentative Parcel Map to convert two rental units to condominium ownership. Tree removal permit to establish the second unit within 10 feet of 2 trees.

General Plan: Mixed Housing Type
Zoning: R-36 Residential Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor Alteration of small structures
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: Ec1
Secondary importance, Oakland Point; (remodeled-character defining elements not further amended by project to legalize existing second unit & repair)

Service Delivery District: 1
City Council District: 3

For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or
dvaleska@oaklandnet.com

8. **Location:** Mastlands Drive, (APN: 048D -7258-005-00) vacant parcel adjacent to 2060 Mastlands Drive (8/17/07)
Proposal: New three-story 4,050 square foot single family dwelling on an upslope lot adjacent an existing creek.

Contact Person/Phone Number: Peter Eckstein
(510) 526-8744

Owner: Myong So
Case File Number: DR 07-372 & CP 06-112

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Planning Permits Required: Design Review for new construction. Category III Creek Protection Permit for new construction within 20 feet from the top of creek bank and within 100 feet of the creek centerline.

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 **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com.

9. **Location:** West Circle (APN: 048E -7348-038-00) (8/9/07)

Proposal: New two-story 3,334 square foot single family dwelling on an upslope lot.

Contact Person/Phone Number: Renee Chatas
(408) 781-5481

Owner: Renee Chatas and Jill Benson

Case File Number: DR 07-361

Planning Permits Required: Design Review for new construction.

General Plan: Hillside Residential

Zoning: R-20 Low Density Residential Zone
S-10 Scenic Route Combining 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 **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com.

10. **Location:** 3420 35th Avenue (APN: 030 -1980-001-00) (8/20/07)

Proposal: Add canopy extensions, new canopy image, new signage, re-image of gas station, replace existing free-standing sign with new free-standing sign, and remove secondary price sign.

Contact Person/Phone Number: Martin Brenner
(415) 717-3925

Owner: Amy Nguyen

Case File Number: DV 07-374

Planning Permits Required: Design Review for signage. Variance to allow a freestanding sign up to 20 square feet when 10 square feet is allowed.

General Plan: Mixed Housing Type

Zoning: C-10 Local Retail Commercial Zone

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Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alteration of existing structures or facilities
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: F3

Service Delivery District: 4
City Council District: 4

For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or
lkaminski@oaklandnet.com.
