

**APPLICATIONS ON FILE**  
**September 5, 2008**

**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.

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**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 22, 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.

**1.**                   **Location:** 1414 Clay Street (APN: 003 -0067-001-00) (7/24/08)  
                      **Proposal:** To expand and add 9 panel antennae to an existing Telecommunications Facility located at the City of Oakland Downtown garage.  
                      **Contact Person/** Shannon McDougall  
                      **Phone Number:** (415) 244-8018  
                      **Owner:** City of Oakland  
                      **Case File Number:** CD08-219  
**Planning Permits Required:** Minor Conditional Use Permit to expand a Mini Telecommunications Facility;  
  Regular Design Review to expand a Mini Telecommunications Facility  
                      **General Plan:** Central Business District  
                      **Zoning:** C-55 Central Business District Zoning District  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
  Modification of small structures;  
  Section 15183 of the State CEQA Guidelines:  
  Projects consistent with a community plan, general plan or zoning  
                      **Historic Status:** City Garage is Not a Potential Designated Historic Property, is adjacent to City Landmark (City Hall)  
                      **Service Delivery District:** Metro  
                      **City Council District:** 3  
                      **For further information:** Contact **David Valeska** at (510) 238-2075 or [dvalueska@oaklandnet.com](mailto:dvalueska@oaklandnet.com)

**2.**                   **Location:** 5386 Bryant Avenue (APN: 048A-7036-018-00) (6/5/08)  
                      **Proposal:** To construct a 374 square-foot addition on the 2<sup>nd</sup> floor of a 1,529 square-foot single-family dwelling; the addition would maintain a four-foot setback to match the existing 1<sup>st</sup> floor.  
                      **Contact Person/** Cecil Lee  
                      **Phone Number:** (510) 527-9272  
                      **Owners:** Leo O'Brien & Vandy Howell  
                      **Case File Number:** DV08-180  
**Planning Permits Required:** Regular Design Review for a residential addition requiring a Variance;  
  Minor Variance for a 4-foot side yard setback where 5-feet is required  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-35 Special One-Family Residential Zone  
**Environmental Determination:** 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  
                      **Historic Status:** Not a Potential Designated Historic Property,  
  Survey Rating: X  
                      **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](mailto:ujonsson@oaklandnet.com)

**3.**                    **Location:** **6530 Heather Ridge Way (APN: 048G-7443-020-00) (7/21/08)**  
*(Vacant lot north of 6526 Heather Ridge Way)*

**Proposal:** To construct a new approx. 3,196 sq. ft. single-family dwelling on a vacant 10,950 s.f. uphill lot.

**Contact Person/** Richard Janzen  
**Phone Number:** (510) 339-7380

**Owner:** Mozaffar Tehrani & Jan Moseley

**Case File Number:** **DR08-214**

**Planning Permits Required:** Regular Design Review for 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 (vacant lot)

**Service Delivery District:** 2

**City Council District:** 1

**For Further Information:** Contact **Ann M. Clevenger, Planner III**, at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

**4.**                    **Location:** **2534 11<sup>th</sup> Avenue (APN: 022 -0344-029-00) (1/7/08)**

**Proposal:** To convert a 1,277 square-foot 1.5-story single-family home into a duplex by raising the building 3-feet and constructing a new 1,230 square-foot ground-floor dwelling unit.

***This is a Re-Notification - The project has been revised to feature a new second unit (to create a duplex) rather than a new Secondary Unit at a single-family home; the building would also be set back an additional 6-inches and a Variance is no longer required***

**Contact Person/** Brian Cheung  
**Phone Number:** (510) 908-1529

**Owner:** Ming Jie Jiang

**Case File Number:** **DR08-161**

**Planning Permits Required:** Regular Design Review to create an additional dwelling unit resulting in a Two-Family Residential Facility

**General Plan:** Mixed Housing Type Residential

**Zoning:** R-35 Special One Family Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Minor alterations to existing 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 (PDHP);  
Survey Rating: D3

**Service Delivery District:** III

**City Council District:** 2

**For further information:** Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

5.                   **Location:** 3438 (“3434”) Fruitvale Avenue (APN: 028 -0905-010-00) (8/11/08)\_  
                      **Proposal:** To establish a new Full-Service Restaurant, specializing in Indian cuisine and including beer and wine with meals, within an existing commercial space; interior tenant improvements; change of sign face copy within blade sign.  
  
                      **Contact Person/** Parmit Singh  
                      **Phone Number:** (510) 704-8800  
                      **Owner:** Fruitvale Properties Inc.  
                      **Case File Number:** CU 08-229  
**Planning Permits Required:** Minor Conditional Use Permit including Special Findings to allow a General Food Sales Commercial Activity in the C-31 Zone (OMC Sec.17.48.040(C) & .100, 17.134.020(B))  
*Change of sign face copy within existing business sign is exempt from Design Review (OMC Sec. 17.136.025(B)(2)(a))*  
  
                      **General Plan:** Neighborhood Center Mixed-Use  
                      **Zoning:** C-31 Special Retail Commercial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (“*operation...or minor alteration of existing...facilities*”); 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: Ec3 (‘of no particular interest, potentially secondary importance’)  
  
                      **Service Delivery District:** IV – San Antonio / Fruitvale  
                      **City Council District:** 4 – Quan  
                      **For further information:** Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

6.                   **Location:** 7081 Broadway Terrace, vacant lot (APN: 048G-7424-115) (8/7/08)  
                      **Proposal:** To construct a new 3,948 square-foot two-story single-family dwelling on a vacant upslope lot.  
  
                      **Contact Person/** John Newton  
                      **Phone Number:** (510) 526-7370  
                      **Owner:** Phil Palmer & Crystal Zhou-Palmer  
                      **Case File Number:** DR 08-228  
**Planning Permits Required:** Regular 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 (a) of the State CEQA Guidelines: New construction of small structure; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning  
  
                      **Historic Status:** No Survey Rating: Vacant lot  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)