

**APPLICATIONS ON FILE**  
**October 24, 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.

**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:**

**November 10, 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.

<b>1.</b>	<b>Location:</b> 2620 26 <sup>th</sup> Avenue (APN: 026-0771-009-00) (10/16/08)
	<b>Proposal:</b> To construct a 1,020 sq. ft. 1-story addition to an existing 1,845 sq. ft. administrative outpatient clinic for the Gladman Hospital.
	<b>Applicant:</b> Pacific Design Group
	<b>Contact Person/</b> Daphne Shen
	<b>Phone Number:</b> (714) 832-5100
	<b>Owner:</b> TeleCare Corporation
	<b>Case File Number:</b> DR08-278
	<b>Planning Permits Required:</b> Regular Design Review (Non-Residential) for a 1,020 square feet addition to a non-residential structure
	<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: Minor alterations to existing facilities; 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: F3
	<b>Service Delivery District:</b> IV
	<b>City Council District:</b> 5
	<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>2.</b>	<b>Location:</b> 1027-1029 A-1029 B 62 <sup>nd</sup> Street (APN: 016-1442-064-00) (8/14/08)
	<b>Proposal:</b> To subdivide three new residential units currently under construction into condominium units. <i>(relates to approved case no. CMD06-618)</i>
	<b>Contact Person/</b> Paul Wang
	<b>Phone Number:</b> (510) 547-9315
	<b>Owner:</b> City of Oakland
	<b>Case File Number:</b> TPM 9667
	<b>Planning Permits Required:</b> Tentative Parcel Map to subdivide a 3 new single family homes for condominium purposes
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-40 Garden Apartment Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(k) of the State CEQA Guidelines: Existing Facilities (Division of multiple family residences into common interest ownership); 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; No Survey Rating (structures under construction)
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Ulla-Britt Jonsson</b> at (510) 238-3322 or <a href="mailto:ujonsson@oaklandnet.com">ujonsson@oaklandnet.com</a>

**3.**                   **Location:** 4214 Piedmont Avenue (APN: 012-0990-020-00) (10/13/08)  
                         **Proposal:** To convert an existing 1,225 sq. ft. ground floor commercial space (former drycleaners) into a frozen yogurt café.  
                         **Contact Person/** Ki Kim  
                         **Phone Number:** (510) 655-7888  
                         **Owner:** Premium Properties  
                         **Case File Number:** CU08-275  
**Planning Permits Required:** Minor Conditional Use Permit to establish General Food Sales Commercial Activity in the C-31 Zone (Special Findings)  
                         **General Plan:** Neighborhood Center Mixed Use  
                         **Zoning:** C-31 Special Retail Commercial 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; No survey rating  
**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)

**4.**                   **Location:** 2640 8<sup>th</sup> Avenue (APN: 022-0341-023-00) (9/30/08)  
                         **Proposal:** To subdivide a four-unit apartment building into condominium units.  
                         **Contact Person/Phone** Suzanne M. Drolet  
                         **Number:** (619) 436-7953  
                         **Owner:** Alexander J. Amoroso  
                         **Case File Number:** TPM 9811  
**Planning Permits Required:** Tentative Parcel Map to subdivide a four-unit apartment building for condominium purposes  
                         **General Plan:** Mixed Housing Type Residential  
                         **Zoning:** R-70 High Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines: Existing Facilities (Division of multiple 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:** Not a Potential Designated Historic Property; Survey Rating: F2- (ASI noncontributory/Ivy Drive Apartments historic district)  
**Service Delivery District:** III – Central/Chinatown/Lower Hills  
                         **City Council District:** 2 – Kernighan  
                         **For further information:** Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

<b>5.</b>	<b>Location:</b> 5385 Thomas Avenue (APN: 048A-7035-002-00) (8/13/08)
	<b>Proposal:</b> To construct a 985 square-foot second-floor addition with rear balcony to an existing 1,577 square-foot single-family residence.
	<b>Contact Person/Phone Number:</b> Kathleen Clancy (510) 547-4453
	<b>Owner:</b> same
	<b>Case File Number:</b> DV08-232
	<b>Planning Permits Required:</b> Minor Variances to allow a second-floor addition to maintain an interior side yard width of 3'-8" where 5-feet and no corner lot side yard where a width of 5-feet is required; Regular Design Review for additions and alterations
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities; 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> 1
	<b>For further information:</b> Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>

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