

**APPLICATIONS ON FILE**  
**October 5, 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:**

**October 22, 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> 1408 16 <sup>th</sup> Street (APN: 005 -0395-003-02 & -003-03) (7/26/07)
	<b>Proposal:</b> Raise an existing single family dwelling and construct a two story rear addition.
	<b>Contact Person/</b> William Coburn
	<b>Phone Number:</b> (510) 893-8826
	<b>Owner:</b> Adan Rodriguez
	<b>Case File Number:</b> DR 07-331
	<b>Planning Permits Required:</b> Design Review for an addition.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-36 Small Lot 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> Not a Potentially Designated Historic Property Survey Rating: D1-
	<b>Service Delivery District:</b> 1
	<b>City Council District:</b> 3
	<b>For further information:</b> Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 11550 Sun Valley Drive (APN: 048 -6333-009-00) (8/27/07)
	<b>Proposal:</b> To construct a 2-car carport & 1-car garage (660 square feet) and a recreation room (750 square feet) detached from the single-family home at a 1.33-acre parcel.
	<b>Applicant-Owner-Contact/</b> William and Nadine Hutton, Sr.
	<b>Telephone Number:</b> (510) 773-3403
	<b>Case File Number:</b> DR 07-380
	<b>Planning Permits Required:</b> Design Review to construct a garage and recreation room.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303(e) 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 Potential Designated Historic Property Survey Rating: *3
	<b>Service Delivery District:</b> 6
	<b>City Council District:</b> 7
	<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> .



5.                   **Location:** 4340 Bond Street (APN: 035 -2402-003-01) (7/26/07)  
                      **Proposal:** Demolish existing structures and establish an overflow surface parking lot servicing an adjacent general food sales retail activity.

**Contact Person/** Juvenal Chavez  
                      **Phone Number:** (408) 928-1171  
                      **Owner:** Juvenal Chavez  
                      **Case File Number:** CU 07-332

**Planning Permits Required:** Conditional Use Permit to allow off street parking serving a non-residential activity within the R-70 zoning district.

**General Plan:** Detached Unit Residential  
                      **Zoning:** R-70 High Density Residential Zone  
                                  C-30 District Thoroughfare Commercial Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
                                  Demolition of individual small structures  
                                  Exempt, Section 15311(b) of the State CEQA Guidelines:  
                                  Small parking lots  
                                  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: X

**Service Delivery District:** 5  
                      **City Council District:** 5  
                      **For further information:** Contact case planner **Tanya Boyce**, at (510) 238-2074 or [tboyce@oaklandnet.com](mailto:tboyce@oaklandnet.com).

6.                   **Location:** 2251 E. 25th Street (APN: 022 -0327-042-00) (7/12/07)  
                      **Proposal:** To demolish an illegal, two-story, rear addition, which contains an illegal dwelling unit, and construct a 1,309 square foot, two-story, rear addition to a 969 square single-family dwelling.

**Contact Person/** Victoria Leung  
                      **Phone Number:** (510) 836-1888  
                      **Owner:** Lu Guo Zhao  
                      **Case File Number:** DR 07-315

**Planning Permits Required:** Design Review to expand an existing single-family dwelling by more than 100% of the existing floor area.

**General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-50 Medium Density Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
                                  Addition to a small structure  
                                  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:** 3  
                      **City Council District:** 2  
                      **For Further Information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com).

7.                                   **Location:** 110 Bayo Vista Avenue (APN: 012 -0929-014-01) (08/22/07)  
                                  **Proposal:** To convert the existing single-family residence and a new second dwelling unit under construction into two residential condominiums.  
                                  **Contact Person/** Jane Mei & Felix McKeown  
                                  **Phone Number:** (510) 653-7433  
                                  **Owners:** Jane Mei & Felix McKeown  
                                  **Case File Number:** TPM 9594  
**Planning Permits Required:** Tentative Parcel Map for condominium development. (*Second Unit approved under DV 05-398.*)  
                                  **General Plan:** Mixed Housing Type  
                                  **Zoning:** R-70 High Density 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  
                                  Survey Rating: DC3  
**Service Delivery District:** 2  
                                  **City Council District:** 1  
                                  **For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com).

8.                                   **Location:** 200 John Street (APN: 013 -1113-014-00) (8/14/07)  
                                  **Proposal:** Replace existing detached garage.  
**Applicant Name and Phone Number:** Italo Calpestri III, AIA  
                                  (510) 522-6769  
                                  **Owners:** Carol Pennington & Jack Kostelnik  
                                  **Case File Number:** DV 07-368  
**Planning Permits Required:** Design Review and Variance to construct the garage on the rear property line where a 5 foot setback is required (for a corner lot where the rear property line abuts the side of the rear neighbor's lot).  
                                  **General Plan:** Mixed Housing Type Residential  
                                  **Zoning:** R-50 Medium Density Residential  
**Environmental Determination:** Exempt, Section 15302 of the State CEQA Guidelines: Replacement or reconstruction of an existing structure  
                                  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 **Holly Pearson** at (510) 238-3079 or [hpearson@oaklandnet.com](mailto:hpearson@oaklandnet.com).

