

**APPLICATIONS ON FILE**  
**October 12, 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 29, 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> 414 and 418 29 <sup>th</sup> Avenue (APN: 025 -0676-011-00 & 025 -0676-011-00) (7/9/07)
	<b>Proposal:</b> To construct a five-story, 16,384 square foot building containing 6 work/live units and 8 residential units, with 15 parking spaces.
	<b>Applicant:</b> Terra Linda Development Services c/o Carlos Plazola (510) 207-7238
	<b>Owner:</b> Turquoise Villas, LLC
	<b>Case File Number:</b> DR 07-306
	<b>Planning Permits Required:</b> Design Review to construct a new building.
	<b>General Plan:</b> Housing and Business Mix
	<b>Zoning:</b> HBX-3 Housing and Business Mix 3
	<b>Environmental Determination:</b> Exempt, Section 15332 of the State CEQA Guidelines: Infill development 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> 5
	<b>For further information:</b> Contact case planner <b>Leigh McCullen</b> at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 2140 27 <sup>th</sup> Avenue (APN: 026 -0746-001-00) (12/11/06)
	<b>Proposal:</b> Raise a house 2 feet, add 494 square feet, and create a 648 square foot secondary unit in the new lower floor.
	<b>Contact Person/</b> David Huynh
	<b>Phone Number:</b> (510) 703-8197
	<b>Owner:</b> Mark Lusk
	<b>Case File Number:</b> VDRC 06-615
	<b>Planning Permits Required:</b> Design Review for alterations to the existing residence. Variance to allow the second story bay to be located 2 feet 3 inches from the side property line where 4 feet is required.
	<b>General Plan:</b> Mixed Housing 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> Not a Potential Designated Historic Property Survey Rating: D3
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 5
	<b>For Further Information:</b> Contact case planner <b>Sung H. Kwon, AICP</b> at (510) 238-6414 or <a href="mailto:skwon@oaklandnet.com">skwon@oaklandnet.com</a> .



5.                   **Location:** 5474 College Avenue (APN: 014 -1262-043-00) (9/19/07)  
                      **Proposal:** To convert an existing 750 square foot clothing store into full service restaurant with beer and wine sales.  
**Contact Person/** Joe Madison  
**Phone Number:** (510) 333-5357  
                      **Owner:** Norman & Margaret Madison  
**Case File Number:** CU 07-410  
**Planning Permits Required:** Conditional Use Permit to establish General Food Sales Commercial Activity.  
                      **General Plan:** Neighborhood Center  
                      **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:** Potential Designated Historic Property (PDHP)  
  Survey Rating: D2+  
**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).

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