

APPLICATIONS ON FILE
October 26, 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:

November 13, 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: 3701 38 th Avenue (APN: 030 -1918-018-00) (9/26/07)
	Proposal: To subdivide a duplex for condominium purposes.
	Applicant-Owner-Contact: Steve Edrington/Go Green LLC
	Phone Number: (510) 749-4880
	Case File Number: TPM 9651
	Planning Permits Required: Tentative Parcel Map for condominium purposes.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: 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: *3
	Service Delivery District: 4
	City Council District: 4
	For further information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

2.	Location: Alvarado Road (APN: 048H-7654-021-00) vacant parcel between 1055 and 1111 Alvarado Road (12/20/06)
	Proposal: New two-story 4,987 square foot single family dwelling with a 2,376 square foot building footprint on a 6,718 square foot down-slope lot.
	Contact Person/ David Claydon
	Phone Number: (925) 946-9321
	Owner: Massoud Abolhoda
	Case File Number: DV 06-613
	Planning Permits Required: Design Review for new construction and Variance to allow construction with a building width greater than 60% of the lot width (46 feet 6 inch width proposed, 35 feet 4 inches allowed) within 20 feet of the front property line.
	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: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com .

5.	Location: 97 th Avenue (APN: 044 -4969-012-00) (9/17/07)
	Proposal: Construct new 2,609 square foot two story single family dwelling with an attached one-car garage.
	Contact Person/ Sophia Han Chong
	Phone Number: (510) 706-7662
	Owner: Sophia Han Chong
	Case File Number: DV 07-403
	Planning Permits Required: Design Review for a new residence. Variance to allow a side yard setback of 3 feet where 4 feet is required.
	General Plan: Mixed Housing Type
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15303(a) 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: 6
	City Council District: 7
	For further information: Contact case planner Tanya Boyce , at (510) 238-2074 or tboyce@oaklandnet.com .
