

**APPLICATIONS ON FILE**  
**November 2, 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:**

**November 19, 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> 439 8 <sup>th</sup> Street (APN: 001 -0195-011-00) (4/30/07)
	<b>Proposal:</b> Community Assembly use for a temple within an existing 835 square-foot ground floor space.
	<b>Owners:</b> Oakland Gee How Oak Tin Association
	<b>Contact Person/</b> Vincent Tiet
	<b>Phone Number:</b> (510) 882-3882
	<b>Case File Number:</b> CU 07-192
	<b>Planning Permits Required:</b> Conditional Use Permit to allow a community assembly activity for a temple on the ground floor and within the first 20 feet of the street in an S-8 zone.
	<b>General Plan:</b> Central Business District
	<b>Zoning:</b> C-51 Central Business Service Commercial Zone S-8 Urban Street Combining Zone S-17 Downtown Residential Open Space Combining Zone
	<b>Environmental Determination:</b> 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
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating
	<b>Service Delivery District:</b> Metro
	<b>City Council District:</b> 2
	<b>For further information:</b> Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or <a href="mailto:ujonsson@oaklandnet.com">ujonsson@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 1158 Norwood Avenue (APN: 024 -0545-029-00) (10/11/07)
	<b>Proposal:</b> To convert four residential dwelling units into four residential condominium units.
	<b>Contact Person/</b> Amanda Kobler
	<b>Phone Number:</b> (510) 289-0066
	<b>Owner:</b> Michael Miller
	<b>Case File Number:</b> TPM 9669
	<b>Planning Permits Required:</b> Tentative Parcel Map for a condominium conversion.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Division of existing multi-family dwelling 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 Survey Rating: X
	<b>Service Delivery District:</b> 3
	<b>City Council District:</b> 5
	<b>For further information:</b> Contact case planner Leigh McCullen at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a> .



**5.**                    **Location:** 1255 26<sup>th</sup> Street (APN: 005 -0439-002-00) (9/26/07)  
                         **Proposal:** To convert one of the commercial spaces (three floors) into a Group Assembly Commercial Use as Noodle Factory Performing Art Center. The proposed program will include; theatrical, dance, multi-media, musical performances, daily arts classes and rehearsal.  
  
                         **Contact Person/** Francis Mcilveen  
                         **Phone Number:** (510) 548-7878 ext. 369  
                         **Owner:** Noodle Factory CLT Homes, LLC.  
                         **Case File Number:** CU 07-422  
**Planning Permits Required:** Conditional Use Permit to establish Group Assembly Commercial Activity in the M-30 Zone.  
  
                         **General Plan:** Business Mix  
                         **Zoning:** M-30 General Industrial Use  
**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 Potential Designated Historic Property  
Survey Rating: D3  
  
**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).

**6.**                    **Location:** 6415 Snake Road (APN: 048F-7371-027-01) (9/26/07)  
                         **Proposal:** To convert a 4-unit residential property to condominiums.  
                         **Applicant Name/** Dwane Kennedy, CITYshapers  
                         **Phone Number:** (510) 836-9300  
                         **Owner:** Francis Dolmage-Heath & Linda Forrest  
                         **Case File Number:** TPM 9542  
**Planning Permits Required:** Tentative Parcel Map for condominium purposes.  
                         **General Plan:** Hillside Residential  
                         **Zoning:** R-50 Medium-Density Residential  
**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:** Not a Potentially Designated Historic Property  
Survey Rating: X  
  
**Service Delivery District:** 2  
**City Council District:** 4  
**For further information:** Contact case planner **Holly Pearson** at (510) 238-3079 or [hpearson@oaklandnet.com](mailto:hpearson@oaklandnet.com).

7.                   **Location:** **638 Webster Street (APN: 001 -0189-001-00) (9/27/07)**  
                  **Proposal:** To convert three upper floors (10,096 square feet) of an existing four story manufacturing office building into Administrative Professional, Medical, Law Office, Travel Agency, Beauty Salon, and Research Service.  
  
                  **Contact Person/** Li- Sheng Fu  
                  **Phone Number:** (510) 676-3312  
                  **Owner** Bill Phua  
                  **Case File Number:** **V 07-425**  
**Planning Permits Required:** Variance to reduce required parking spaces (17 is required 5 is proposed).  
  
                  **General Plan:** Central Business District  
                  **Zoning:** C-40 Community Thoroughfare 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 Potentially Designated Historic Property  
Survey Rating: F2-  
  
**Service Delivery District:** Metro  
**City Council District:** 2  
**For further information:** Contact case planner **Jason Madani** at **(510) 238-4790** or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com).

8.                   **Location:** **Virgo Road (APN: 048G-7427-034-00) (9/19/07)**  
*(Vacant lot located on the east side of Virgo Road, abutting the north property line of 6262 Virgo Road. Note: This property is adjacent to, and south of, recently-posted application, Case # DV07-232).*  
  
                  **Proposal:** To construct a new 6,840 square foot single-family residence, with a 770 square foot garage on a vacant 13,063 square foot uphill lot.  
  
                  **Contact Person/** Steve McFarland, Architect  
                  **Phone Number:** (925) 937-3986  
                  **Owner:** Dan and Jessica Minkoff  
                  **Case File Number:** **DR 07-411**  
**Planning Permits Required:** Residential Design Review per Section 17.136 to construct a new single-family residence.  
  
                  **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 structures  
Section 15183, of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning.  
  
                  **Historic Status:** Potential Designated Historic Property  
No Survey Rating: Vacant Lot  
  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Ann Clevenger** at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com).

<b>9.</b>	<b>Location:</b> 1726 36 <sup>th</sup> Avenue (APN: 033 -2134-029-00) (10/9/07)
	<b>Proposal:</b> Raise an existing single family dwelling 4 feet to accommodate a new 1,271 square foot second unit in the existing basement space.
	<b>Contact Person/</b> Elpido Ramos
	<b>Phone Number:</b> (510) 385-6217
	<b>Owner:</b> Maria Diaz
	<b>Case File Number:</b> DR 07-442 & CP 07-119
	<b>Planning Permits Required:</b> Design Review for 2 <sup>nd</sup> unit and Creek Permit (Category 3) for work within 23 feet of a creek.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15301(i) of the State CEQA Guidelines: Maintenance of stream channels 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> 4
	<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>10.</b>	<b>Location:</b> 2635 Charleston Street (APN: 029 -1015-064-00) (9/12/07)
	<b>Proposal:</b> New construction of a side yard bay window projection into the required side yard setback.
	<b>Contact Person/</b> David & Franki Kohler
	<b>Phone Number:</b> (510) 531-4152
	<b>Owner:</b> David & Franki Kohler
	<b>Case File Number:</b> DV 07-396
	<b>Planning Permits Required:</b> Design Review for bay window projection and variance for projection of new bay window into side yard setback (3 feet proposed where 5 feet is required).
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One Family 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: X
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 4
	<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> .