

**APPLICATIONS ON FILE**  
**November 16, 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:**

**December 3, 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> 9809-9811 MacArthur Blvd. (APN: 046 -5490-003-00 and 046-5490-004-00) (5/10/07)
	<b>Proposal:</b> To construct a new mixed use building with 1,540 square feet of ground floor retail space and 15 residential units.
	<b>Applicant:</b> YHLA Architects
	<b>Contact Person/</b> Howai Lai
	<b>Phone Number:</b> (510) 836-6688
	<b>Owner:</b> MacArthur Development, LLC
	<b>Case File Number:</b> CDV 07-210
	<b>Planning Permits Required:</b> Design Review for a mixed use development in the C-10 zone. Conditional Use Permit for a multifamily dwelling in the C-10 zone. Interim Conditional Use Permit to use the Neighborhood Center Mixed Use General Plan density. Variances to 1) allow a 5 foot front yard setback where 7 feet 6 inches is required and 2) exceed the allowable height abutting a residential zone to the side and rear and for a maximum height of 55 feet for portions of the building where 45 feet is permitted.
	<b>General Plan:</b> Neighborhood Center Mixed Use
	<b>Zoning:</b> C-10 Local Retail Commercial Zone
	<b>Environmental Determination:</b> Exempt, Section 15332 of the State CEQA Guidelines: In-fill development 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> 6
	<b>City Council District:</b> 7
	<b>For Further Information:</b> Contact case planner <b>Michael Bradley</b> at (510) 238-6935 or <a href="mailto:mbradley@oaklandnet.com">mbradley@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 5362-5364 Manila Avenue (APN: 014 -1249-040-00) (10/18/07)
	<b>Proposal:</b> To convert two residential dwelling units into two residential condominium units.
	<b>Contact Persons/</b> Robert Wolfson & Mahalia Pugatch
	<b>Phone Number:</b> (415) 456-4111
	<b>Owners:</b> Robert Wolfson & Mahalia Pugatch
	<b>Case File Number:</b> TPM 9619
	<b>Planning Permits Required:</b> Tentative Parcel Map for condominium conversion.
	<b>General Plan:</b> Neighborhood Center
	<b>Zoning:</b> R-35 Special One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 (k) of the State CEQA Guidelines: Division of existing 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 Survey Rating: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Mike Rivera</b> at (510) 238-6417 or <a href="mailto:mrivera@oaklandnet.com">mrivera@oaklandnet.com</a> .





<b>7.</b>	<b>Location:</b> 6215 Maldon Street (APN: 041 -3895-041-00) (10/3/07)
	<b>Proposal:</b> To subdivide a parcel into a Mini-Lot Development consisting of 4 lots not meeting minimum lot size. This proposal includes a shared driveway and the construction of one single-family home on each resultant parcel. <i>An identical project was previously approved with a Tentative Parcel Map (Case no. CD 02-498 / TPM 8049, submitted October 21, 2002 and approved March 14, 2003); the Parcel Map was vested; the Minor Conditional Use Permit and Design Review approvals expired (March 23, 2004).</i>
	<b>Applicant-Contact/ Phone Number:</b> Maria Banico (650) 302-5085
	<b>Owner:</b> Sunrise Investment Group, LLC
	<b>Case File Number:</b> CD 07-433
	<b>Planning Permits Required:</b> Conditional Use Permit to allow a Mini-Lot Development with a Shared Access Facility. Design Review to construct four new dwelling units.
	<b>General Plan:</b> Detached Unit Residential (street frontage) & General Industrial/Transportation
	<b>Zoning:</b> R-50 Medium Density Residential Zone (street frontage) & M-30 General Industrial Zone
	<b>Environmental Determination:</b> Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development 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> 5
	<b>City Council District:</b> 4
	<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> .

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