

**APPLICATIONS ON FILE**  
**November 30, 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 17, 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> 5270 Manila Avenue (APN: 014 -1239-017-00) (09/26/07)
	<b>Proposal:</b> Rebuild a 643 square foot garage/accessory structure in the same space as previous garage/accessory structure.
	<b>Contact Person/</b> Belvin Lanyuen Louie
	<b>Phone Number:</b> (510) 547-2296
	<b>Owners:</b> Belvin and Miriam Louie
	<b>Case File Number:</b> DV 07-423
	<b>Planning Permits Required:</b> Design Review to rebuild the accessory structure. Variances to rebuild an accessory structure at the rear property line that would 1) cover more than the allowed 50% of the rear yard, 2) extend 2 feet beyond the allowed 35 feet from the rear property line, and 3) allow a height of 10 feet for a portion of a wall where a height of 9 feet is allowed.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-35 Special One-Family Residential 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 Survey Rating: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<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> 56 Gypsy Lane (APN: 048H-7652-028-00) (11/15/07)
	<b>Proposal:</b> To create a second kitchen at the second level of a previously-approved detached garage structure, on a property with an existing single-family residence. (Related to previously approved application DV 05-077.)
	<b>Contact Person/</b> Craig Steely, Luigi Silverman
	<b>Phone Number:</b> (415) 864-7013
	<b>Owner:</b> Charles Baxter, Jinee Tao
	<b>Case File Number:</b> CU 07-488
	<b>Planning Permits Required:</b> Conditional Use Permit for a second kitchen.
	<b>General Plan:</b> Hillside 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 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 Potentially Designated Historic Property Survey Rating: F3
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner Ann Clevenger at (510) 238-6980 or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

**3.**                                   **Location:** **8061 Greenridge Drive (APN 040A-3457-009-00) (10/29/07)**  
   **Proposal:** To convert four residential dwelling units into four residential condominium units.  
   **Contact Person/** John Gutierrez  
   **Phone Number:** (510) 647-0600  
   **Owner:** Milan Petrencik  
   **Case File Number:** **TPM 9508**  
**Planning Permits Required:** Tentative Parcel Map for condominium purposes.  
   **General Plan:** Detached Unit Residential  
   **Zoning:** R-40 Garden Apartment Residential Zone  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines:  
Division of multi-family dwelling 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: F3  
**Service Delivery District:** 4  
   **City Council District:** 6  
   **For further information:** Contact case planner **Leigh McCullen** at **(510) 238-4977** or  
[lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com).

**4.**                                   **Location:** **180 Grand Avenue (APN: 008-0655-003-05) (11/5/07)**  
   **Proposal:** Design Review and Variance to install rooftop signs exceeding 200 square foot limit on existing office tower near Lake Merritt.  
   **Contact Person/** Tom Whitson, Arrow Sign Company for Health Net Inc.  
   **Phone Number:** (510) 760-0899  
   **Owner:** CSHV 180 Grand, LLC, CalSTRS, CBRE Investors  
   **Case File Number:** **DV 07-472**  
**Planning Permits Required:** Design Review and Variance for installation of approximately 510 square feet of building top signs (one 255 square foot sign on each of two building facades), where 200 square feet would be allowed. *(The internally lit halo letters and logo would be located approximately 150 feet above the street will be reviewed in context of the Planning Commission's September 19, 2007 policy direction on building top signs.)*  
   **General Plan:** Central Business District  
   **Zoning:** C-55 Central Core Commercial Zone  
S-4 Design Review Combining Zone  
S-17 Downtown Residential Open Space Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of 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: F3  
**Service Delivery District:** Metro  
   **City Council District:** 3  
   **For further information:** Contact case planner **David Valeska** at **(510) 238-2075** or  
[dvaleska@oaklandnet.com](mailto:dvaleska@oaklandnet.com).

<b>5.</b>	<b>Location:</b> 6525 Shattuck Avenue (APN: 016 -1428-011-01) (9/11/07)
	<b>Proposal:</b> To create 14 condominium units (2 commercial condominium spaces at the ground level and 12 residential condominium units at the second, third and fourth floor levels) at a previously-approved mixed-use building. (Note: This is to create condominium units only; no changes to the previously approved building design are proposed with this application). <i>This is a re-notification due to an error in the 11/16/07 notice.</i>
	<b>Contact Person/</b> Boostani-Glaudemans Architects
	<b>Phone Number:</b> (510) 520-1989
	<b>Owner:</b> Shattuck Muse, LLC
	<b>Case File Number:</b> TPM 9563 (related to CD 06-308)
	<b>Planning Permits Required:</b> Tentative Parcel Map to create 14 condominium units at a previously approved mixed-use building.
	<b>General Plan:</b> Neighborhood Center Mixed Use
	<b>Zoning:</b> C-10 Local Retail Commercial Zone
	<b>Environmental Determination:</b> Exempt, Section 15303 of the State CEQA Guidelines: New 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: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Ann Clevenger</b> at (510) 238-6980 or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

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