

APPLICATIONS ON FILE
December 7, 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:

January 4, 2008

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: 6426 Benvenue Avenue (APN: 016 -1410-016-01 and -02) (10/3/07)
	Proposal: To convert 4 residential units into condominium units at an existing 4-unit building.
	Contact Person/ Morteza Javaheri
	Phone Number: (510) 910-4000
	Owner: Morteza Javaheri
	Case File Number: TPM 9639
	Planning Permits Required: Tentative Parcel Map to convert 4 existing units into condominium units.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multi-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: Potential Designated Historic Property (PDHP) Survey Rating: D1+
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com .

2.	Location: 1841 Park Boulevard (APN: 021 -0224-002-00) (11/29/07)
	Proposal: To construct a three-story 9,926 square foot mixed use building containing 1,800 square feet of ground floor commercial space and 6 residential units.
	Contact Person/ Alan Toma
	Phone Number: (650) 664-6606
	Owner: Michael Lau, Robert Ma, and Steven Ma
	Case File Number: DV 07-509
	Planning Permits Required: Design Review to construct a new mixed-use building and Variances to allow all required open space to be located entirely on the roof and to eliminate the existing parking for a laundromat located on the subject site. The parking proposed to be removed was created voluntarily after a building located on the site was destroyed by the 1989 earthquake. The site historically did not have parking. All required parking will be provided for the new building.
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-28 Commercial Shopping District Zone
	Environmental Determination: Exempt, Section 15303(b) of the State CEQA Guidelines: Construction of a 6 unit building and less than 10,000 square feet of commercial space in an urbanized area Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potentially Designated Historic Property (PDHP) Survey Rating: C3
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

5.	Location: 110 Beechwood Drive (APN: 048A-7120-017-00) (11/1/07)
	Proposal: Enclose an existing upper floor balcony at the rear of an existing single-family dwelling (results in an increase of 90 square feet of floor area to an existing 4,565 square foot single-family dwelling.)
	Contact Person/ Jarvis Architects
	Phone Number: (510) 654-6755
	Owner: Robert Dailey & Jennifer Walwark
	Case File Number: DV 07-468
	Planning Permits Required: Design Review for additions and alterations to an existing single-family dwelling. Variance to locate a portion of the new floor area within the minimum rear yard (29 foot setback required, 24 feet 1 inch existing nonconforming setback at lower floor; 24 feet 9 inches proposed setback at upper balcony enclosure).
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing 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 Survey Rating: F2-
	Service Delivery District: 2
	City Council District: 1
	For Further Information: Contact case planner Ann M. Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com .

6.	Location: 361 60th Street (APN: 016 -1406-011-00) (11/7/07)
	Proposal: Replace existing horizontal siding with new wood shingles, demolish an existing detached garage and replace with a new attached garage, reconstruct an existing 585 square foot outdoor rear deck, enclose an upper level deck for a new sunroom, and an upper level room expansion adding a net 132 square feet to an existing 1,952 square foot two-story single family dwelling.
	Contact Person/ Ross Fernandez, Jarvis Architects
	Phone Number: (510) 654-6755
	Owner: Janet Winter and Michael Sloan
	Case File Number: DV 07-475
	Planning Permits Required: Design Review for residential facilities. Variances for west side yard setback (5 feet required, 4 feet 6 inches proposed) and east side yard setback (5 feet required, 4 feet proposed).
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing structures 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: C2+
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com .