

APPLICATIONS ON FILE
December 21 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 7, 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: 1321 62 nd Avenue (APN: 041 -3883-018-00) (11/7/07)
	Proposal: To construct a 1,154 square foot second story addition and a new porch at a 1,154 square foot one-story single family home.
	Contact Person/ Jose Valdes
	Phone Number: (510) 728-0346
	Owners: Fernando & Maria Zamarripa
	Case File Number: DR 07-476
	Planning Permits Required: Design Review to increase the floor area to a dwelling unit by more than 1,000 square-feet.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to 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: 5
	City Council District: 6
	For further information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

2.	Location: 3763 Delmont Avenue (APN: 037A-2784-015-01) (11/19/07)
	Proposal: To construct a new split-level 2,150 square foot single-family home with an attached 2-car garage on a vacant corner lot containing several mature Oak Trees.
	Contact Person/ Qing "Sam" Cheng Li
	Phone Number: (510) 882-8187
	Owner: Qing "Sam" Cheng Li
	Case File Number: DR 07-492
	Planning Permits Required: Design Review to construct a new dwelling unit. Tree Removal Permit to remove 10 Protected Oak Trees and a Tree Protection Permit for construction adjacent to 7 Protected Oak Trees.
	General Plan: Detached Unit 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: Not a Potential Designated Historic Property Survey Rating: *3
	Service Delivery District: 5
	City Council District: 6
	For further information: Contact case planner Aubrey Rose at (510) 238-2071 or arose@oaklandnet.com .

3.	Location: 6365 Pinehaven Road (APN: 048G-7441-015-00) (12/10/07)
	Proposal: Construct a 1,133 square foot addition on the second and third floor (and miscellaneous remodels) on an existing 1,480 square foot single-family dwelling.
	Contact Person/ Phone Number: Minxi Liu, Urban Impression (510) 763-6838
	Owners: Rosalyn Tonai & Grant Din
	Case File Number: DR 07-335
	Planning Permits Required: Design Review for additions and alterations to an existing single-family dwelling.
	General Plan: Hillside Residential
	Zoning: R-30 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: Not a Potential Designated Historic Property Survey Rating: X
	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 .

4.	Location: 1225 7 th Street, #A (APN: 004 -0043-002-00) (11/14/07)
	Proposal: Group Assembly use for an art gallery which includes organized gatherings.
	Contact Person/ Phone Number: Paula Truong (510) 281-8306
	Owner: Kwong and Mark Inc.
	Case File Number: CU 07-485
	Planning Permits Required: Interim Conditional Use Permit for an art gallery to allow group assembly activity which is permitted in the Community Commercial General Plan Land Use Area but not in the Light Industrial Zoning District.
	General Plan: Community Commercial District
	Zoning: M-20 Light Industrial Zone S-4 Design Review Combining 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: Potential Designated Historic Property, Minor Importance Survey Rating: Dc3
	Service Delivery District: 1
	City Council District: 3
	For further information: Contact case planner Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

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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 or zoning

Historic Status: Not a Potential Designated Historic Property
Survey Rating: X

Service Delivery District: 2
City Council District: 2

For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mriviera@oaklandnet.com.

7. **Location:** 1214 61st Street (APN: 016 -1463-010-00) (11/19/07)
Proposal: Raise house 1 foot to create new habitable floor area on lower level.

Contact Person/ Phone Number: Patricia Motzkin (510) 649-7708
Owners: Uma & Paul Moldehower
Case File Number: DV 07-491

Planning Permits Required: Design Review to allow the house to be raised by 1 foot. Variances to 1) allow the front stairs to be located 12 feet from the front property line where 20 feet is required and 2) allow the rear stairs to be located 12 feet 6 inches from the rear property line where 15 feet is required.

General Plan: Mixed Use Residential
Zoning: R-40 Garden Apartment Residential Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Modification of small structures
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: 1

For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com.

8. **Location:** 493 40th Street (APN: 012 -0970-002-00) (10/29/07)
Proposal: Convert an existing automotive repair business to a karate/yoga studio (Group Assembly).

Contact Person/ Phone Number: Alfie Duque/ Pacific Kickboxing, LLC (510) 708-5269
Owner: Marguerite Fitzgerald
Case File Number: CU 07-464

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Planning Permits Required: Conditional Use permit for a new group assembly activity.
General Plan: Neighborhood Center Mixed Use
Zoning: C-28 Commercial Shopping District 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: Potentially Designated Historic Property (PDHP)
Survey Rating: C3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com.

9. **Location:** 3518 Magnolia Street (APN: 005 -0477-028-02) (7/30/07)
Proposal: Construct a new 4,750 square foot three story live-work facility.
Contact Person/ Wright Miller
Phone Number: (510) 763-8638
Owner: Wright Miller
Case File Number: CDV 07-337
Planning Permits Required: Interim Conditional Use permit for new live work in the Mixed Housing Type Residential General Plan Area. Design Review for new construction and a Variance to allow the project to be located 0 feet from the street side property line where 3 feet is required.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of small structures
Section 15183 of 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: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com.

10.	Location: 1498 Alice Street (APN: 008 -0627-029-00) (11/26/07)
	Proposal: To allow a law office in residential building.
	Contact Person/ Christopher Dolan Esq.
	Phone Number: (415) 421-2800
	Owner: Phong Tran
	Case File Number: CU 07-500
	Planning Permits Required: Conditional Use Permit to allow a law office in R-90 Residential Zone.
	General Plan: Central Business District
	Zoning: R-90 Downtown Apartment Residential 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: Designated Historic Property, API anchor (Primary Contributor, Level I2; Historic District LA1, Lakeside Apartment) Survey Rating: A1+
	Service Delivery District: Metro
	City Council District: 3
	For Further Information: Contact case planner David Valeska at (510) 238-2075 or dvalueska@oaklandnet.com .

11	1608 San Pablo Avenue (APN: 008 -0620-011-00) (8/29/07)
	Proposal: Construct a new two-story (29 feet tall) 3,520 square foot commercial/office structure.
	Contact Person/ Kenneth Hurt, YHLA Architects
	Phone Number: (510) 836-6688 ext. 104
	Owner: Phillip Tagami, California Commercial Investments
	Case File Number: DR 07-384
	Planning Permits Required: Design Review for a new commercial building.
	General Plan: Central Business District
	Zoning: C-55 Central Core Commercial Zone S-17 Downtown Residential Open Space Combining Zone
	Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines: Infill development Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Not a Potential Designated Historic Structure No Survey Rating: Vacant Site
	Service Delivery District: Metro
	City Council District: 3
	For Further Information: Contact case planner David Valeska at (510) 238-2075 or dvalueska@oaklandnet.com .

12	Location: 401-403 63 rd Street (APN: 016 -1392-001-00) (10/25/07)
	Proposal: To convert two residential dwelling units into two residential condominium units.
	Contact Person/ John Gutierrez
	Phone Number: (510) 647-0600
	Owner: David Baehrend
	Case File Number: TPM 9672
	Planning Permits Required: Tentative Parcel Map for a condominium conversion.
	General Plan: Mixed Housing Residential Type
	Zoning: R-35 Special One-Family Residential Zone
	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: Potential Designated Historic Property (PDHP) Survey Rating: Dc2+
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .

13.	Location: 223 10 th Street (APN: 002 -0073-005-00) (10/25/07)
	Proposal: To convert four residential dwelling units into four residential condominium units.
	Contact Person/ John Gutierrez
	Phone Number: (510) 647-0600
	Owner: David & Kathleen Lee
	Case File Number: TPM 9547
	Planning Permits Required: Tentative Parcel Map for a condominium conversion.
	General Plan: Central Business District
	Zoning: R-80 High-Rise Apartment Residential Zone S-17 Downtown Residential Open Space Combining Zone
	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: Potential Designated Historic Property (PDHP) Survey Rating: C2+
	Service Delivery District: Metro Downtown
	City Council District: 2
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com .