

**APPLICATIONS ON FILE**  
**August 1, 2008**

**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.

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**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:**

**August 18, 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.

<b>1.</b>	<b>Location:</b> 2332 E. 26 <sup>th</sup> St. (APN: 026-0777-012-00) (7/22/08)
	<b>Proposal:</b> To construct an 883 square foot Secondary Unit and a 783 square foot addition to an existing 2,114 square foot single-family dwelling.
	<b>Applicant:</b> GP Residential Design
	<b>Contact Person/</b> Carlos Castellanos/ <b>Phone Number:</b> (408) 292-3800
	<b>Owner:</b> Alejandra Yanez
	<b>Case File Number:</b> DR08-135
	<b>Planning Permits Required:</b> Regular Design Review to construct a Secondary Unit and for an addition to a single-family dwelling
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 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: D3 (Minor importance)
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 5
	<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> 1421 - 45 <sup>th</sup> Avenue (APN: 035-2356-009-00) (5/19/08)
	<b>Proposal:</b> To construct a new 2,310 square-foot 3-story 3-unit apartment building on a parcel containing a duplex to total 5 units.
	<b>Applicant:</b> Lowney Architecture
	<b>Contact Person/Phone</b> Eric Price/ <b>Number:</b> (510) 836-5400
	<b>Owner:</b> Mann Edge Properties, LLC
	<b>Case File Number:</b> DR08-168
	<b>Planning Permits Required:</b> Regular Design Review to construct a new 3-unit Multi-Family Residential Facility
	<b>General Plan:</b> Urban Residential
	<b>Zoning:</b> R-70 High Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303 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
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey rating: X
	<b>Service Delivery District:</b> 5
	<b>City Council District:</b> 5
	<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>3.</b>	<b>Location:</b> 8755 Skyline Boulevard (APN: 048D-7297-043-00) (5/21/08)
	<b>Proposal:</b> To demolish the existing parking deck, rebuild the driveway bridge, construct a new 462 square foot two-car garage, and add habitable space beneath the new garage at a 1,410 square foot single-family dwelling on a down-slope lot.
	<b>Contact Person/Phone Number:</b> Steve Grote/ (925) 855-9164
	<b>Owner:</b> James Liles
	<b>Case File Number:</b> CDV08-170 / T08-045
	<b>Planning Permits Required:</b> Regular Design Review (with special findings for the S-10 Combining Zone) for additions/alterations to a single family dwelling; Minor Variance to construct a garage that encroaches into the 6 degree view plane in the S-10 Combining Zone; Minor Conditional Use Permit for altered driveway access from Skyline Boulevard; Tree Preservation Permit for construction adjacent to 2 Protected Cypress Trees
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone/ S-10 Scenic Route Combining Zone
	<b>Environmental Determination:</b> 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
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey rating; F3
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>

<b>4.</b>	<b>Location:</b> 769 19th Street (APN: 003 -0047-020-01) (6/27/08)
	<b>Proposal:</b> To convert the first floor of a two-story duplex with an attic into a law office; to construct a rear 960 sq. ft. two-story addition with a 480 sq. ft. second-story rear deck; to convert the attic into 900 sq. ft. of living area for the second floor residential dwelling unit; and, to construct exterior access stairs off the second floor along the right side yard.
	<b>Contact Person/Phone Number:</b> Jon Havrilesko/ (510) 701-6343
	<b>Owner:</b> Earl Johnson
	<b>Case File Number:</b> CD08-197
	<b>Planning Permits Required:</b> Minor Conditional Use Permit to operate Consultative & Financial Service Commercial Activity in the R-70 Zone; Regular Design Review (with special findings for the S-20 Combining Zone) for commercial and residential alterations
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-70 High Density Residential Zone/ S-20 Historic Preservation District Combining Zone

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**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Existing facilities;  
Exempt, Section 15303 of the State CEQA Guidelines:  
Conversion 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 (PDHP);  
Survey Rating: C2+

**Service Delivery District:** 1  
**City Council District:** 3

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

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