

APPLICATIONS ON FILE
July 16, 2010

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:

August 2, 2010

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:** 3840 Macarthur Boulevard (APN: 030 -1912-012-00)
 Proposal: To establish a dance and theatre studio with retail sales component at storefront. Proposed hours of operation are Monday through Sunday 9:00am-6:00pm.

 Applicant/ Marielle Cammarata
 Phone Number: (510) 703-7460
 Owner: Kristi Mueller dba Kids' N Dance Theatre Arts
 Case File Number: CU10-165
Planning Permits Required: Minor Conditional Use Permit to allow a Personal Instruction & Improvement Commercial Activity on the ground floor in the C-31 Zone

 General Plan: Neighborhood Center Mixed Use
 Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility;
Section 15318 of the State CEQA Guidelines: Projects consistent with general plan, community plan or zoning

 Historic Status: Potential Designated Historic Property; Survey rating: Fd2*
Service Delivery District: 4
 City Council District: 4
 Date filed: June 21, 2010
 For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or JHerrera@oaklandnet.com

2. **Location:** 2154 35TH Avenue (APN: 032 -2112-009-00)
 Proposal: To remove an illegal, fire-damaged, rear addition and replace with a 286 square foot one-story addition attached to the rear of a single-family dwelling.

 Applicant/ Tomas Frank
 Phone Number: (510) 595-1602
 Owner: Sheik Cale
 Case File Number: DV10-183
Planning Permits Required: Minor Variance to expand along an existing 1'03" side yard setback where 4 feet is required;
Regular Design Review for an addition to a single-family dwelling

 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to existing single family dwelling;
Section 15318 of the State CEQA Guidelines: Projects consistent with general plan, community plan or zoning

 Historic Status: Not a Potential Designated Historic Property, Survey Rating: X
Service Delivery District: IV
 City Council District: 5
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

3. **Location:** 512 8th Street (APN: 001 -0203-026-00)
 Proposal: To establish a religious temple (Community Assembly) as an activity on the ground floor of a commercial building (former warehouse), with associated accessory retail sales activities.

Applicant / Bill Wong
 Phone Number: (510) 717-2228
 Owner: Fa Yun Chan Temple
 Case File Number: CD10-143
Planning Permits Required: Regular Design Review for exterior alterations;
Minor Conditional Use Permit for Community Assembly Civic Activity in the CBD-P Zone

General Plan: Central Business District
 Zoning: CBD-P Central Business District Pedestrian Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Existing facilities;
Section 15318 of the State CEQA Guidelines:
Projects consistent with general plan, community plan or zoning

Historic Status: No Historic Rating
Service Delivery District: Metro
 City Council District: 3
 Date filed: June 3, 2010
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

4. **Location:** 3240 Telegraph Avenue (APN: 009 -0746-003-00)
 Proposal: To create four commercial condominiums

Applicant/ Neal Parish
 Phone Number: (510) 843-6600
 Owner: 3240 Telegraph Avenue, LLC
 Case File Number: TPM09962
Planning Permits Required: Tentative Parcel Map for condominium purposes
 General Plan: Community Commercial
 Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Division of existing commercial building into common-interest ownership;
Section 15318 of the State CEQA Guidelines:
Projects consistent with community plan, general plan or zoning
Potential Designated Historic Property; Survey Rating: Cb+3

Historic Status: Potential Designated Historic Property; Survey Rating: Cb+3
Service Delivery District: II
 City Council District: 3
 Date filed: June 30, 2010
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

5.	Location:	5811 Racine Street (APN: 015 -1373-005-00)
	Proposal:	To convert an existing commercial building to operate an after-school program for 75 children and during the summer, a summer camp program for 130 children for school-aged children.
	Applicant:	Jewish Community Center of the East Bay
	Contact Person/	Lillian Mitchell
	Phone Number:	(510) 705-1061
	Owner:	Ronald Romano
	Case File Number:	CU10-184
	Planning Permits Required:	Minor Conditional Use Permit to establish Community Education Civic Activity (after-school and summer camp program) in the C-28 Zone in existing 5,500 square-foot building
	General Plan:	Urban Residential
	Zoning:	C-28 Shopping Center Commercial 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:	Not a Potential Designated Historic Property; Survey rating: X
	Service Delivery District:	2
	City Council District:	1
	Date filed:	July 12, 2010
	For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

Applications on File for the Week of 7/16/10

