

**APPLICATIONS ON FILE
August 6, 2010
DEVELOPMENT**

**CITY OF OAKLAND
COMMUNITY & ECONOMIC**

**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 23, 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:	3423 Louise Street (APN: 007 -0609-010-00) (7/20/10)
	Proposal:	To create a Mini-lot development consisting of 4 new lots and to construct 4 new detached single family dwellings served by a Shared Access Facility.
	Applicant/	Matt Novak
	Phone Number:	(510) 428-1714
	Owner:	Dogtown Development LLC
	Case File Numbers:	CD10-196 / TPM09989
	Planning Permits Required:	Minor Conditional Use permit for mini-lot development, and to create a Shared Access Facility; Tentative Parcel Map to subdivide one lot into four mini-lots; Regular Design Review to construct 4 new detached single family dwellings
	General Plan:	Housing and Business Mix
	Zoning:	HBX-2 – Housing and Business Mix 2
	Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New construction of small structures; Exempt, Section 15315 of the State CEQA Guidelines: Minor land divisions; Exempt, Section 15332 of the State CEQA Guidelines: In-Fill Development Projects; 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 (PDHP); Survey rating: X
	Service Delivery District:	3
	City Council District:	1
	For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

2.	Location:	3001 38th Avenue (APN 032 -2030-109-00) (6/1/10)
	Proposal:	To construct a second story 1,492 square foot office addition to an existing two-story 5,952 square foot mixed-used building and restore historical elements of the existing building facade.
	Applicant:	Kent Lau (510) 333-6448
	Owner:	Zhou Zeren
	Case File Number:	DR10-138
	Planning Permits Required:	Regular Design Review for an addition and alterations to a mixed-use building
	General Plan:	Mixed Housing Type Residential
	Zoning:	C-10 Local Retail Commercial Zone
	Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines: 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, Survey Rating D2+
	Service Delivery District:	4
	City Council District:	4
	For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

3. **Location:** 480 McAuley Street (APN: 016-1387-014-00) (6/30/10)
 Proposal: To raise a house to construct 946 square-foot ground floor and to construct a 497 square-foot two story rear addition.
 Applicants: Nicole and Eric Aruda
 Contact Person/ Nicole Aruda
 Phone Number: (510) 547-7976
 Owners: Nicole and Eric Aruda
 Case File Number: DV10-181
 Planning Permits Required: Regular Design Review to raise the house to add 946 square-feet to the ground floor and a 497 square-foot two story rear addition; Minor Variance for a side yard setback of 3'-6" where 5'-0" is required
 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: Not a Potential Designated Historic Property; Survey rating: X
 Service Delivery District: 2
 City Council District: 1
 For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

4. **Location:** 2486 26th Avenue (APN: 026 -0773-019-00) (5/5/10)
 Proposal: To construct a new 1,200 square foot detached two story dwelling unit at the rear of a lot containing a Single Family Residence.
 Applicant/ Bill Wong
 Phone Number: (510) 717-2228
 Owner: Shirley Tong
 Case File Number: DR10-114
 Planning Permits Required: Regular Design Review for a new detached two story dwelling unit
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
 Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: 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 (PDHP); Survey rating: D3
 Service Delivery District: IV
 City Council District: 5
 For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

Applications on File for the Week of 8/6/10

