

**APPLICATIONS ON FILE**  
**October 1, 2010**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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:**

**October 18, 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:** 370 4<sup>th</sup> Street (APN: 001 -0145-005-00) (Filed: 8/27/10)  
                      **Proposal:** To operate a wholesale frozen meats business in an existing 2,500-sq.ft. commercial building in the Produce Market historic district adjacent to the Jack London Square Area.

*Note: the application was previously publicly noticed and has been revised to exclude the previous business at 400 Franklin St. (Lopez Fresh Produce)*

**Applicant/** Fourth & Franklin, LLC  
                      **Phone Number:** (925) 943-6004  
                      **Owner:** Cathy Kobel  
                      **Case File Number:** CU09-182  
**Planning Permits Required:** Minor Conditional Use Permit to operate a General Wholesale Sales Commercial Activity in the C-45 Zone

**Estuary Plan:** Mixed Use District  
                      **Zoning:** C-45 Community Shopping Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities; 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); OCHS Survey Rating: Dc1+ (API contingency contributor: "Produce Market" historic district)

**Service Delivery District:** Metro  
                      **City Council District:** 3  
**For Further Information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

2.                   **Location:** 452 McAuley Street (APN: 016 -1395-012-00) (Filed: 9/20/10)  
                      **Proposal:** To raise an existing single family dwelling 3-feet in height and create new habitable space on the lower floor, add new windows, and construct a new deck at the rear.

**Applicant/** Travis Van Brasch  
                      **Phone Number:** (415) 370-7526  
                      **Owners:** Kevin & Rachel Prince  
                      **Case File Number:** DV10-251  
**Planning Permits Required:** Regular Design Review for addition and alterations to an existing single family dwelling; Minor Variance to increase the height of a structure within an existing nonconforming side yard set back (5' min. required where a 1'-1" is existing and 2'-5" is proposed at east side property line)

**General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-35 Special One-Family Residential Zone.  
**Environmental Determination:** Exempt, Section 15303 (a) of the State CEQA Guidelines: Small addition and alteration to an existing single family dwelling; 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: N/A  
**Service Delivery District:** 2  
                      **City Council District:** 1  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)



5.                   **Location:** 557 48<sup>th</sup> Street (APN: 013-1161-028-00) (Filed: 8/23/10)  
                      **Proposal:** To remove two trees and construct a new single family at zero lot line to abut the structure at the adjacent property.  
  
                      **Applicant/** John Newton  
                      **Phone Number:** (510) 526-7370  
                      **Owner:** Tom Anthony  
                      **Case File Number:** DV10-233 / T1000043  
**Planning Permits Required:** Regular Design Review for establishment of a new single family dwelling;  
Minor Variance to allow zero lot line where 4-feet is required and for substandard driveway separation;  
Tree Removal Permit to remove two Protected Trees  
  
                      **General Plan:** Urban Residential  
                      **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
New small structures;  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a Community Plan, General Plan or Zoning  
  
                      **Historic Status:** None (vacant lot)  
**Service Delivery District:** 2  
                      **City Council District:** 1  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3973 or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

6.                   **Location:** 555 48<sup>th</sup> Street (APN: 013-1161-029-00) (Filed: 9/16/10)  
                      **Proposal:** To demolish an existing single family dwelling and replace it with a new single family dwelling.  
  
                      **Applicant:** John Newton  
**Contact Person/Phone** Same (510) 701-3700  
**Number:**  
                      **Owner:** Tom Anthony  
                      **Case File Number:** DV10-249  
**Planning Permits Required:** Regular Design Review for demolition (of existing) and establishment (of new) single family dwelling;  
Minor Variance to allow for two substandard side yard set backs (zero lot line/east and 3'-2"/west where 4-feet is required)  
  
                      **General Plan:** Urban Residential  
                      **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301(l) of the State CEQA Guidelines:  
Existing Facilities (demolition);  
Exempt, Section 15303(a) of the State CEQA Guidelines:  
New Construction of Small Structures (One single-family residence);  
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 **Moe Hackett** at (510) 238-3973 or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

7.                   **Location:** 3110 Park Boulevard (APN: 023 -0395-035-00) (Filed: 9/27/10)  
                      **Proposal:** Revision to previously approved project to reduce the number of single-family residential lots from 8 to 7 and to relocate the shared driveway from E 28<sup>th</sup> Street to Park Boulevard.

**Applicant/** Bill Wong  
                      **Phone Number:** (510) 717-2228  
                      **Owner:** Eva Roza  
                      **Case File Number:** REV10-0020  
**Planning Permits Required:** Revision to TTM7729 and CD06292 to reduce the number of lots and relocate the Shared Access Facility

**General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-70 High Density Residential Zone  
**Environmental Determination:** Exempt, Section 15322 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:** No Historic Status, Vacant Parcel  
**Service Delivery District:** III  
                      **City Council District:** 2  
                      **For further information:** Contact case planner Leigh McCullen at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com)

8.                   **Location:** 819 35<sup>th</sup> Avenue (APN: 033 -2200-007-01) (Filed: 8/25/10)  
                      **Proposal:** To create a new 1,066 square-foot dwelling unit in the ground floor basement of a 1,075 square-foot single-family home located on a 3,528 square-foot lot.

**Applicant/** Ekundayo Sowunmi  
                      **Phone Number:** (620) 633-5621  
                      **Owner:** Dawn White  
                      **Case File Numbers:** DR10-237  
**Planning Permits Required:** Regular Design Review to create a Two-Unit Residential Facility in the HBX Zone (OMC Sec. 17.65.020, 17.136.040(3))

**General Plan:** Housing and Business Mix  
                      **Zoning:** Housing and Business Mix 2 (HBX-2) Zone  
**Environmental Determination:** Exempt, Section 15303(b) of the State CEQA Guidelines:  
New Construction or Conversion of Small Structures (A duplex);  
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+ (ASI contributor, minor importance, potentially secondary importance - Historical District: South Kennedy Tract)

**Service Delivery District:** IV – San Antonio/Fruitvale  
                      **City Council District:** 5 – De La Fuente  
                      **For further information:** Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

# Applications on File for the Week of October 1, 2010

