

**APPLICATIONS ON FILE**  
**October 29, 2010**

**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.

**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:**

**November 15, 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.

<b>1.</b>	<b>Location:</b> <b>1835 MacArthur Boulevard (APN: 023 -0498-043-01)</b> <b>(Submitted: 10/19/10)</b>
	<b>Proposal:</b> Condominium conversion of a vacant two unit building situated toward the front of the property.
	<b>Applicant/</b> John Newton
	<b>Phone Number:</b> (510) 526-7370
	<b>Owner:</b> Donald Barrick
	<b>Case File Number:</b> <b>TPM09930</b>
	<b>Planning Permits Required:</b> Tentative Parcel Map to subdivide a Two-Family Residential Facility property for condominium purposes
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential
	<b>Environmental Determination:</b> Exempt, Section 15301(k) of the State CEQA Guidelines: Existing Facilities (Division of existing multiple family residences into common-interest ownership); 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 (PDHP); Survey rating: X
	<b>Service Delivery District:</b> 3
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Jose M. Herrera-Preza</b> at <b>(510) 238-3808</b> or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> <b>6920 Balsam Way (APN: 048G-7433-005-00) (Submitted: 10/21/10)</b>
	<b>Proposal:</b> Demolition and reconstruction of an existing single-family dwelling (two stories + basement) consisting of 1,768 s.f. ( <i>Note: The new structure will have the same floor area, will be approximately the same height as the existing building, and in the same location, but will have stucco siding and a standing seam metal roof</i> )
	<b>Applicant/</b> David Barron, Strongwall Construction
	<b>Phone Number:</b> (408) 627-1136
	<b>Owners:</b> Joseph & Olivia Bevineau
	<b>Case File Number:</b> <b>DR10-271</b>
	<b>Planning Permits Required:</b> Regular Design Review to construct a new single-family dwelling in the place of an existing single-family dwelling
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone/ S-11 Site Development and Design Review Combining Zone
	<b>Environmental Determination:</b> 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
	<b>Historic Status:</b> Not a Potential Designated Historic Property
	<b>Service Delivery District:</b> 2 – North Hills
	<b>City Council District:</b> 1 – Brunner
	<b>For Further Information:</b> Contact case planner <b>Ann Clevenger</b> at <b>(510) 238-6980</b> or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a>

**3.**                   **Location:** **2451 Potomac Street (APN: 029 -1000-008-00)**  
**(Submitted: 10/25/10)**

**Proposal:** To legalize a landscaped driveway and reinstate one modified parking stall at a single-family home.  
*Resolves Code Compliance case #0904748*

**Applicant/** Paul Cowley  
**Phone Number:** (510) 482-1007  
**Owners:** Paul & Robin Cowley  
**Case File Number:** **V10-273**

**Planning Permits Required:** Minor Variances (2) to 1) reduce legally nonconforming required parking and 2) allow non-contextual residential front yard parking; Tree Removal and Protection Permit to relocate 1 tree and construct adjacent to 4 trees (T1000052)

**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-30 One-Family Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Existing Facilities;  
Section 15183 of the State CEQA Guidelines:  
Projects Consistent with a Community Plan, General Plan, or Zoning

**Historic Status:** Non-Historic Property

**Service Delivery District:** IV – San Antonio/Fruitvale  
**City Council District:** 4 - Quan

**For further information:** Contact case planner **Aubrey Rose** at **(510) 238-2071** or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

**4.**                   **Location:** **6775 Sobrante Road (APN: 048G-7448-061-06)**  
**(Submitted: 10/1/10)**

**Proposal:** To complete construction of a single family dwelling with prior approval (DV03-641) with a height revision to the approved principal building and to legalize construction of a footbridge over an existing creek including new creekside revegetation.  
*This is a re-notification and includes updated information on the project*

**Applicant/** Lorrick Design and Construction  
**Phone Number:** (510) 336-2508  
**Owner:** Ilya Klebaner  
**Case File Number:** **V10-258/CP10-102**

**Planning Permits Required:** Minor Variances to legalize construction of a detached two-car garage that exceeds the allowable building height (15'-0" allowed, 17'-0" proposed) and to legalize construction of the principal residential building height (30'-0" allowed, 32.0' proposed);  
Creek Protection Permit Category III to legalize a pedestrian footbridge over an open creek channel

**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone/  
S-11 Site Development and Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303(a) of the State CEQA Guidelines:  
New construction of small structures;  
Exempt, Section 15333(d) of the State CEQA Guidelines:  
Small Habitat Restoration including revegetation of disturbed areas with native plant species;  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a Community Plan, General Plan or Zoning

(continued on page 4)

(continued from page 4) N/A - New construction  
**Historic Status:**  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

**5. Location:** **3200 Palmer Avenue (APN: 026-0802-019-00) (Submitted: 10/25/10)**  
**Proposal:** Add a wheel chair lift to southwest corner of property.  
**Applicant/** Mark Feinman  
**Phone Number:** (510) 528-8800  
**Owner:** Robert L. Sanders Sr.  
**Case File Number:** **V10274**  
**Planning Permits Required:** Minor Variance for a seven foot tall ADA compliant wheel chair lift located within the front yard setback where maximum six feet is permitted  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** 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  
**Historic Status:** Not a Potential Designated History Property, Survey Rating: F3  
**Service Delivery District:** III  
**City Council District:** 5  
**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com)

**6. Location:** **171 12<sup>th</sup> Street (APN: 002 -0081-003-00) (Submitted: 5/19/10)**  
**Proposal:** To install a concealed wireless communication facility consisting of 12 panel antennas and utility cabinets on the roof of a three-story commercial building.  
**Applicant/** AT&T Mobility/Ana Gomez  
**Phone Number:** (415) 990-5384  
**Owner:** Lumbee Properties LLC/Ben Chavis  
**Case File Number:** **DR10-127**  
**Planning Permits Required:** Regular Design Review for new Telecom (Mini) Facility  
**General Plan:** Central Business District  
**Zoning:** CBD-X Central Business District Mixed Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (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: F3, Modernized  
**Service Delivery District:** Metro  
**City Council District:** 2  
**For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

