

APPLICATIONS ON FILE
November 5, 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:

November 22, 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:** **2303 Filbert Street (APN: 005-0429-013-01) (Submitted: 6/3/09)**
 Proposal: To establish a paved off-street parking lot for 12 parking spaces on a vacant parcel to serve the employees of the existing commercial facility “Anderson Carpet” located at 1000 West Grand Ave.
 Applicant/ Tom Christophe
 Phone Number: (510) 238-9861
 Owner: The Three C Group LLC
 Case File Number: **CU09-129**
Planning Permits Required: Minor Conditional Use Permit for an off-street parking activity in the R-50 Medium Density Residential Zone
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15311 (b) of the State CEQA Guidelines: Accessory 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: None (vacant lot)
Service Delivery District: 1
City Council District: 3
For Further Information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

2. **Location:** **1110 Jackson Street (APN: 002-0081-002-00; -007-00; & -008-00) (Submitted: 9/1/10)**
 Proposal: Proposal to construct a new 85 foot tall mixed use building containing 99 dwelling units and approximately 18,000 square feet of ground floor commercial space, currently proposed as a health care civic activity. The proposal also includes a parking garage accommodating 122 off-street parking stalls. This proposal does not eliminate the prior entitlements approved under case number CMDV05-847, which are currently valid until December 31, 2011.
 Applicant/ Tom Peterson
 Phone Number: (510) 444-7191
 Owner: Lakeshore Partners VIII, LLC
 Case File Number: **DR10-243**
Planning Permits Required: Regular Design Review for new construction
 General Plan: Central Business District
 Zoning: CBD-X, Central Business District Mixed Commercial Zone Height Area – 5, Special Area A
Environmental Determination: Exempt, Section 15332 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: Vacant Lot
Service Delivery District: Metro
City Council District: 2
For Further Information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3. **Location:** **3927 Wattling Street (APN: 033 -2169-016-01; -02; 033-2170-003-00)**
Proposal: Revision to previously approved project involving the construction of a new phased multifamily residential development consisting of 18 condominium units and 61 attached townhouses and a triple-sided static billboard.
The revisions involve the following minor changes to the approved project:
Redesign of south-east corner of site
Units moved to rear of site with parking in front due to the court order vacation of the portion Wattling Street fronting this corner of the site.
Height Reduction of Townhouses
All townhouse units would be shortened to create roof midpoints no higher than 30' from lowest point of mew.
Multifamily Building
Set the exterior corridor 10' back from the property line where 9' was previously approved.
Legal Description for Billboard Air Rights
Revise the air rights legal description for the previously approved Billboard to be consistent with the Sign Relocation Agreement approved by the City Council
Applicant/ Toby Levy c/o Levy Design Partners, Inc
Phone Number: (510) 207-7238
Owner: Oak Partners LLC c/o Philip Lesser
Case File Number: **REV10-021 (Revision of PUD06-606; PUDF08-166; TPM09439)**
Planning Permits Required: Revision to PUD06-606; PUDF08-166.
General Plan: Housing and Business Mix
Zoning: HBX-2 Housing and Business Mix 2 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: The project site is vacant
Service Delivery District: IV
City Council District: 5
For further information: Contact case planner **Leigh McCullen** at **(510) 238-4977** or lmccullen@oaklandnet.com

4. **Location:** **751 - 47th Street (APN: 013-1164-028-00) (Submitted: 7/15/10)**
Proposal: To construct a new church building. (The scope of the project has changed from an addition to new construction)
Applicant/ Rev. Austin Butler
Phone Number: (510) 520-6265
Owner: Oakland New Bethel Missionary Baptist Church
Case File Number: **REV10-0014 (CDV06-209) - Revised Notice**
Planning Permits Required: Revision to previously approved application to change scope of the project from an addition to new construction;
Minor Conditional Use Permit to demolish and construct a new community assembly facility in the R-40 Zone;
Regular Design Review to construct a new church building;
Minor Variances to waive required off-street parking (parking to be provided at a leased off-site parking lot), and to allow a 14-foot front yard setback where 20 feet minimum is required

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General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of small structures;
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: 2
City Council District: 1
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or
mbrenyah@oaklandnet.com

Applications on File for the Week of November 5, 2010

4) 751 - 47th St
REV10-0014 (CDV06-209)
Revised Notice

1) 2303 Filbert St
CU09-129

2) 1110 Jackson St
DR10-243

3) 3927 Wattling St
REV10021

 City Limits



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Mile

NOTE: Locations are approximate

