

APPLICATIONS ON FILE
January 7, 2011

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:

January 24, 2011

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: 833 – 37 th Street (APN: 012 -0948-036-00) (12/1/10)
	Proposal: To legalize the conversion of a single family dwelling into a duplex.
	Applicant/ Kimberly Tsui
	Phone Number: (510) 432-6368
	Owner: Kimberly Tsui
	Case File Number: DV10-307
	Planning Permits Required: Regular Design Review to legalize a 994 square foot second unit in the lower level to create a duplex; Minor Variance for a side yard setback of 4'-0" where 5'-0" is required
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	Environmental Determination: Exempt, Section 15303(b) of the State CEQA Guidelines: Conversion of small structures (duplex); 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: C3
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

2.	Location: 5552 Fremont Street (APN: 015 -1310-026-03) (6/24/10)
	Proposal: To legalize the construction of an existing two-story rear addition and a second driveway curbcut for the existing upper floor single-family residence and a proposed 499-sq. ft. lower floor Secondary Unit.
	Applicant/ Ed Hemmat
	Phone Number: (510) 773-7100
	Owner: Yang Ja Poustinchian
	Case File Number: DV10-170
	Planning Permits Required: Regular Design Review for a 680 square foot two-story addition; Minor Variances to reduce the side yard setback where 5 feet is required and 3 feet is proposed for the existing two-story rear addition, and to allow a second driveway curbcut where one curbcut is permitted per lot
	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; Section 15183 of the State CEQA Guidelines: Projects consistent with a General Plan, Community 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 Project Case Planner Mike Rivera at (510) 238-6417 or at mrivera@oaklandnet.com

3. **Location:** **1909 International Blvd. (APN: 020 -0110-001-00) (11/4/10)**
 Proposal: To construct a 1,875 square-foot second floor rear addition to an existing two-story commercial building and convert the entire second floor into six residential dwelling units.

Applicant/ Jing Chen
 Phone Number: (415) 806-2627
 Owner: 1903 International LLC
 Case File Numbers: **DR10282**
Planning Permits Required: Regular Design Review to construct an addition to a nonresidential facility and to create a Multi-Family Residential Facility (OMC Sec. 17.44.020, 17.136.040(A)(1),(4),(7))

General Plan: Urban Residential
 Zoning: C-28 Commercial Shopping District Zone
Environmental Determination: Exempt, Section 15303(b) of the State CEQA Guidelines: New Construction or Conversion of Small Structures (6-unit multifamily facility in an urbanized area); 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+ (ASI contributor, minor importance)

Service Delivery District: III
City Council District: 2 - Kernighan
For further information: Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or arose@oaklandnet.com

4. **Location:** **585 El Dorado Ave. (APN: 012 -0932-009-00) (11/17/10)**
 Proposal: To convert the existing single-family dwelling into a duplex. The proposal also includes expanding the existing garage at the front of the property to accommodate two off-street parking stalls.

Applicants/ Alison & Gabriel Kobban
 Phone Number: (510) 684-6665
 Owners: Alison & Gabriel Kobban
 Case File Number: **DV10-296**
Planning Permits Required: Regular Design Review for new construction; Minor Variance for front yard setback of 5'-7" where 10' is required (to expand existing garage)

General Plan: Mixed Housing Type Residential
 Zoning: R-70, High 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: Potential Designated Historic Property; Survey rating: C2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

