

APPLICATIONS ON FILE
March 4, 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:

March 21, 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.

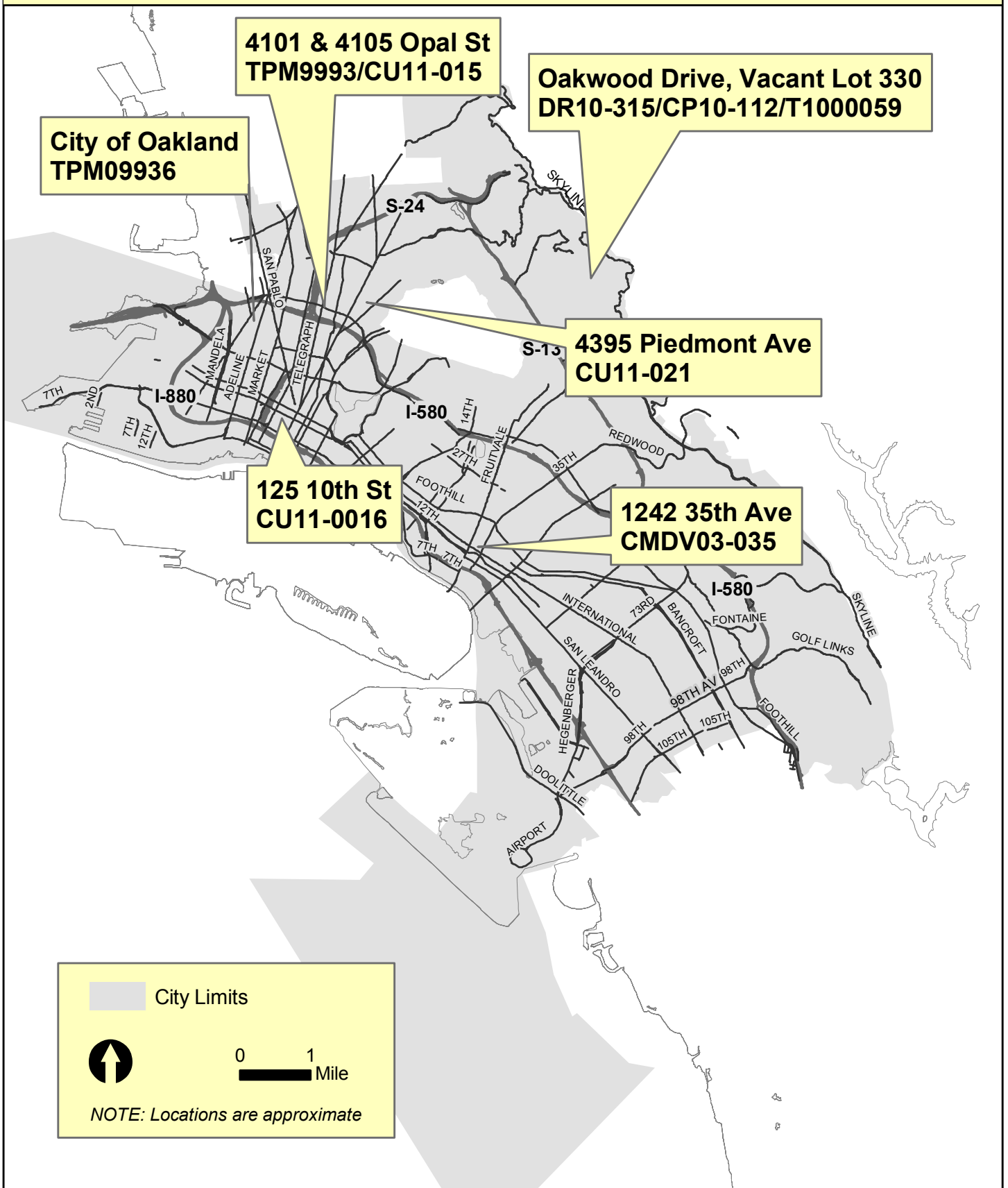
1.	Location: 4101 and 4105 Opal Street (APN: 012 -1006-018-00) (2/7/11)
	Proposal: To subdivide a 3,616 square foot lot that contains two existing residential facilities
	Applicant (Owner)/ Laura Boutelle
	Phone Number: (510) 409-3855
	Case File Numbers: TPM09993/CU11-015
	Planning Permits Required: Tentative Parcel Map to divide one lot into two lots; Minor Conditional Use Permit to subdivide a parcel with existing building
	General Plan: Mixed Housing Type Residential
	Zoning: R-70 High Density Residential Zone
	Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; Minor land divisions; 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 Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

2.	Location: 1242 – 35 th Avenue (APN: 033 -2197-015-03)
	Proposal: <u>REVISION TO #CMDV03035 (approved by Planning Commission May 7, 2003 and extended)</u> Construct Phase I of approved mixed use building: two-story building at International Boulevard frontage with rear parking. Revisions include taller upper story and upper story dwellings units not office space.
	Applicant/ Nick Theophanous
	Phone number: (925) 284-2822
	Owner: Nick Theophanous
	Case File Number: REV11-000
	Planning Permits Required: Revision to amend Major Conditional Use Permit, Regular Design Review, and Minor Variance
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-28 Commercial Shopping District Zone (International Blvd frontage)/ S-15 Transit Oriented Development Zones (35 th Ave/E. 12 th St. frontages)
	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: None (vacant lot)
	Service Delivery District: IV
	City Council District: 5
	For further information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

3.	Location: 125 10 th Street (APN: 002 -0085-009-00) (2/7/11)
	Proposal: To allow artist studios (Custom Manufacturing) and accessory uses customary to an art gallery in an existing building.
	Applicant/ Emma Spertus
	Phone Number: (510) 717-3359
	Owners: Cheuk Wong, Wai Ng, et al.
	Case File Number: CU11-016
	Planning Permits Required: Minor Conditional Use Permit to allow artist studios (Custom Manufacturing) with accessory and incidental General Retail Sales Commercial Activity (art gallery), Nonassembly Cultural, and Personal Instruction and Improvement and Small Scale Entertainment Commercial Activities in the CBD-X Zoning District, in a one-story 4900 square foot building on a 5,000 square foot parcel, retaining 8 parking spaces, pursuant to Chapter 17.58 of the Oakland Planning Code
	General Plan: Central Business District
	Zoning: CBD-X Central Business District-Mixed Use Zoning District
	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 Historic Property
	Service Delivery District: Metro
	City Council District: 2
	For Further Information: Contact David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

4.	Location: 4395 Piedmont Avenue (APN: 013-1116-002-00) (2/10/11)
	Proposal: To establish a full-service restaurant.
	Applicant (Owner)/ Megan Burke/Local Cafe
	Phone Number: (415) 297-4863
	Case File Number: CU11-021
	Planning Permits Required: Minor Conditional Use Permit to operate a full-service restaurant activity in the C-31 Special Retail Commercial Zone
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-31 Special Retail Commercial Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Minor Alterations to an Existing Facility; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community plan, General Plan or Zoning
	Historic Status: None
	Service Delivery District: 2
	City Council District: 1
	For Further Information: Contact case planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com

Applications on File for the Week of March 4, 2011



City Limits



0 1 Mile

NOTE: Locations are approximate