

APPLICATIONS ON FILE
March 11, 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 28, 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: 6107 Harwood Avenue (APN: 048A-7063-009-00) (2/23/11)
	Proposal: To construct a two-story 182 sq/ft rear addition and alteration to an existing single family dwelling and replace and enlarge an existing deck located on side property line.
	Applicant / David Fallek
	Phone Number: (510) 595-7860
	Owner David Fallek
	Case File Numbers: DV11-028 / CP11-060
	Planning Permits Required: Regular Design Review to construct a two- story 182 sq/ft rear addition and alteration to an existing two -story single family dwelling and replace and enlarge an existing deck located on side property line; Minor Variance to allow the addition to be located 2'-10" from the side property line where 5' is required; Creek Protection Permit (Category III) to construct a new deck 19' away from Creek Bank
	General Plan: Detached Unit 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: Non-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

2.	Location: 4225 Broadway (APN: 012-1002-009-00) (2/09/11)
	Proposal: To operate a dance studio.
	Applicant/ Corey Action Harrison
	Phone Number: (510) 908-2244
	Owner: 4225 Broadway, LLC
	Case File Number: V11019
	Planning Permits Required: Minor Variance for no off-street parking where 18 parking spaces are required to operate a Community Assembly Civic Activity (dance studio) in the C-40 Zone
	General Plan: Community Commercial
	Zoning: C-40 Community Thoroughfare 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: Not a Potential Designated Historic Property; Survey rating: F3
	Service Delivery District: 2
	City Council District: 1
	For Further Information: Contact case planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com

3.

Location: Vacant uphill lot approximately 200 feet northeast of 6040 Girvin Drive (APN: 048D-7281-052-00) (2/23/11)

Proposal: To construct a new single family dwelling and a detached accessory structure on a vacant uphill lot.

Applicant/ Ken Hertel

Phone Number: (925) 283-2405

Owner: Ed De Melo

Case File Number: DV11-029

Planning Permits Required: Regular Design Review for new single family dwelling and detached accessory structure;
Minor Variance to allow a 6'-5" side-yard setback (where 13 feet is required) for portions of building walls longer than 35 feet

General Plan: Hillside Residential

Zoning: R-30 One Family Residential

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: Potential Designated Historic Property (PDHP); Survey rating: N/A

Service Delivery District: 2

City Council District: 4

For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

4.

Location: 6100 Valley View Rd. (APN: 048G-7440-029-04) (2/18/11)

Proposal: Revision to previously approved Design Review and Minor Variance for a new Single Family dwelling (DV07-264). The revision includes a modified building height at the rear dormer from 42'0" to 43'6", in which a variance for building height was previously granted above the maximum allowed 36'0". Other revisions include minor changes in building envelope (as-built) to preserve existing redwood trees along side property line.

Applicant/ Hugh Duggan

Phone Number: (510) 339-1600

Owner: Hugh Duggan

Case File Number: REV11-0001 (DV07-264)

Planning Permits Required: Revision to previously approved Regular Design Review for new construction and Minor Variance for building height for the rear dormer projection – previously approved variance (42'0" proposed; 36'0" maximum allowed) revised variance (43'6" proposed; 36'0" maximum allowed)

General Plan: Hillside Residential

Zoning: R-30 One-Family 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: Non-Historic Property

Service Delivery District: 2

City Council District: 4

For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

Applications on File for the Week of March 11, 2011

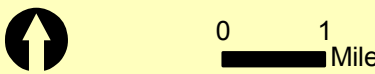
1) 6107 Harwood Ave
DV11-028/CP11-060

2) 4225 Broadway
V11-019

4) 6100 Valley View Rd
REV11-0001 (DV07-264)

3) Vacant lot NE
of 6040 Girvin Dr
DV11-029

City Limits



0 1 Mile

NOTE: Locations are approximate

