

APPLICATIONS ON FILE
March 18, 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:

April 4, 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.

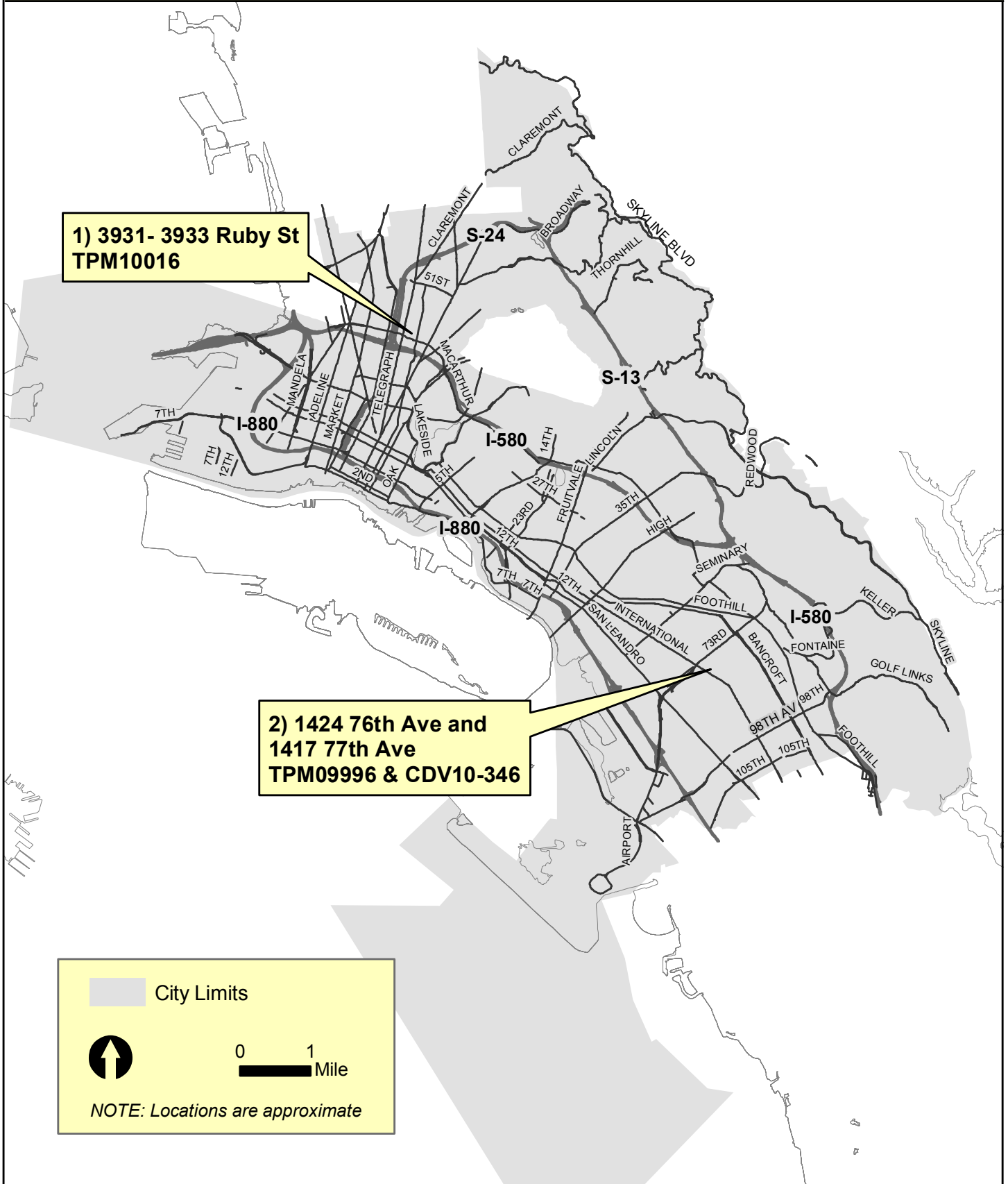
Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning 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:** 3931 – 3933 Ruby Street (APN: 012-0972-006-00) (3/9/11)
 Proposal: To convert two existing detached single family dwelling units located on one lot into condominiums.
 Applicant/ John Gutierrez
 Phone Number: (510) 647-0600 x 2
 Owner: Amy Hufft
 Case File Number: TPM10016
Planning Permits Required: Tentative Parcel Map to convert two detached units into condominiums
 General Plan: Mixed Housing Type Residential
 Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Creation of common interest ownerships;
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: 1
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

2. **Location:** 1424 76th Avenue & 1417 77th Avenue (APN: 040 -3321-035-01) (12/22/10)
 Proposal: Subdivision of a 7,194 square-foot lot to allow for the creation of a two new 3,597 square-foot mini-lots, and construction of two new Single Family Dwellings (one per lot).
 Applicant/ Barbara Armstrong
 Phone Number: (510) 337-1998
 Owner: Robert A. Imhoff
 Case File Number: TPM0 9996 & CDV10-346
Planning Permits Required: Tentative Parcel Map for the creation of a two new lots;
Minor Conditional Use Permits for the creation of a Mini-lot development (lot size of 3,597 square feet per lot where 4,000 square feet is required) and to allow for one tandem parking space (out of three) in the R-35 Zone;
Regular Design Review to create two new single family dwellings (one per lot)
 General Plan: Detached Unit Residential
 Zoning: R-35 Special One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction or conversion of small structures;
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: Non-Historic Property
Service Delivery District: 5
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

Applications on File for the Week of March 18, 2011



City Limits

0 1 Mile

NOTE: Locations are approximate