

APPLICATIONS ON FILE
March 25, 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 11, 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: 1505-11 Jackson Street (APN: 008 -0627-012-00 & -01) (12/22/10)
Proposal: To legalize 10 dwelling units at 1505 Jackson Street and 2 dwelling units at 1511 Jackson Street.

Applicant/ Barbara Armstrong
Phone Number: (510) 337-1998
Owner: Regent/Darien Investments LLC
Case File Number: DV10-347

Planning Permits Required: Regular Design Review for addition/legalization of 12 dwellings to a 50 unit four-story two-building existing apartment facility; Minor Variances for reductions in parking by 12 spaces and reduction in open space requirements by 900 square feet, for the existing building as if standards for new construction would be applied on a 15,500 square foot building site in the Gold Coast neighborhood of Downtown

General Plan: Central Business District
Zoning: CBD-R Central Business District-Residential Zone
Environmental Determination: 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: Potential Designated Historic Property (PDHP); Survey rating: C1+ (Area of Primary Interest Contributor, Secondary Importance, LA-1 Lakeside Apartment District)

Service Delivery District: Metro
City Council District: 3
For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com

2.

Location: 4117 E 16th Street (APN: 033 -2147-002-01) (12/2/10)
Proposal: To construct a one-story 1,482 square foot single-family dwelling on a vacant lot.

Applicant/ Kent Lau
Phone Number: (510) 333-6448
Owner: Eric Quach
Case File Number: DR10-308

Planning Permits Required: Regular Design Review for new residential construction
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: Construction of a single-family dwelling; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning

Historic Status: Vacant Lot
Service Delivery District: IV
City Council District: 5
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

3. **Location:** **3840 MacArthur Boulevard (APN: 030 -1912-012-00) (3/10/11)**
 Proposal: New decorative 17.6 sq/ft sign located above the main entry of the dance studio on the corner of MacArthur Blvd. and Patterson Ave. Total site signage allowed is 66 sq/ft, proposal to total 41.6 sq/ft.

Applicant/ Maurice Harris
 Phone Number: (510) 251-2200
 Owner: Kris Mueller
Case File Number: **DV11-040**
Planning Permits Required: Regular Design Review for a new 17.6 sq/ft sign;
Minor Variance for sign to project 36" above roof line.

General Plan: Neighborhood Center Mixed Use
 Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to existing facilities;
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: Fd2
Service Delivery District: IV
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

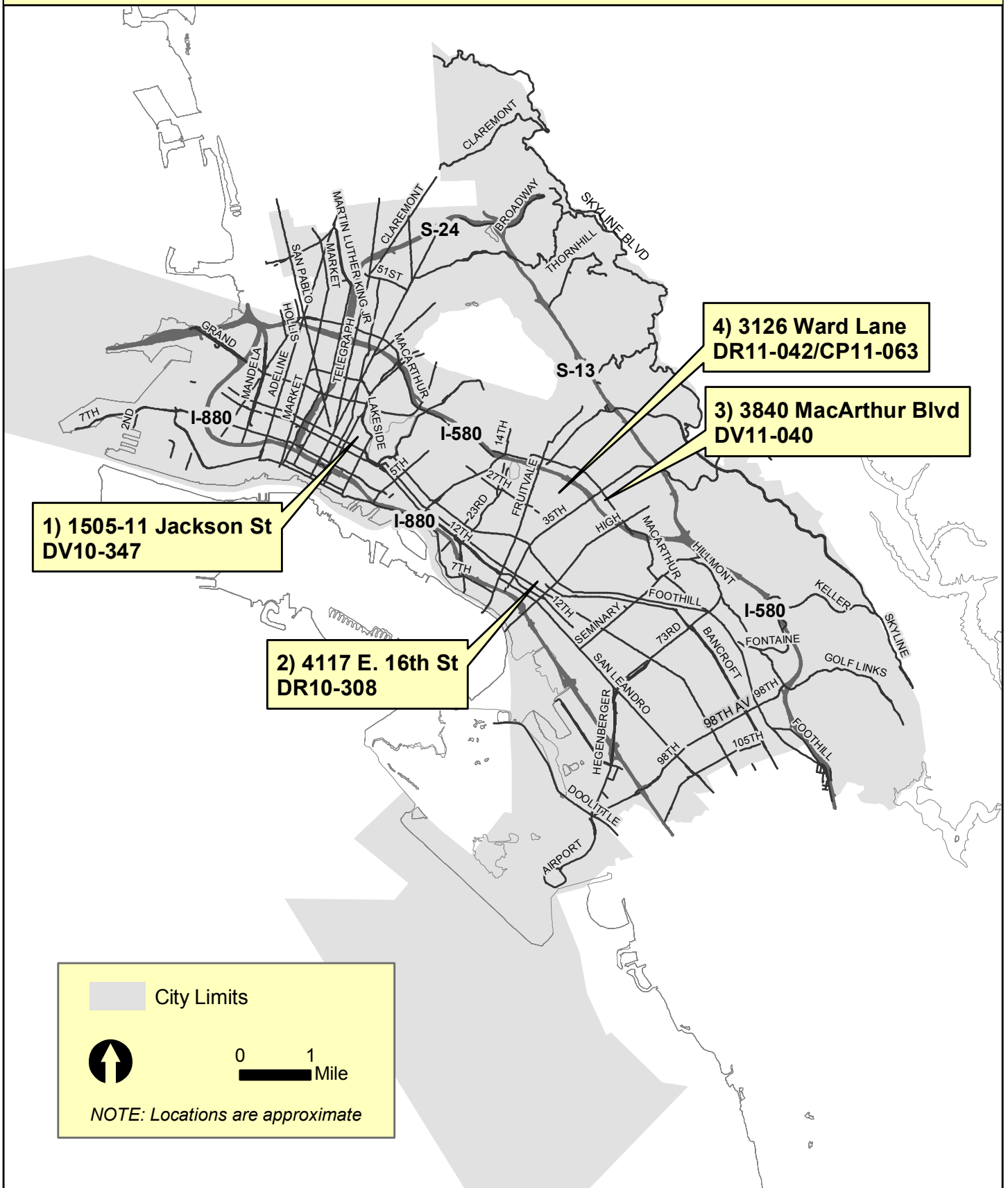
4. **Location:** **3126 Ward Lane (APN: 027 -0862-019-00) (3/10/11)**
 Proposal: To construct a 1,394 square foot, two-story single-family dwelling on a lot containing an existing 1,014 square foot, one-story single-family dwelling.

Applicant/ Elpidio Ramos
 Phone Number: (510) 636-1811
 Owner: Orson Aguilar
Case File Numbers: **DR11-042 / CP11-063**
Planning Permits Required: Regular Design Review to construct a new single-family dwelling,
Category III Creek Protection Permit for construction activities location 43 feet from an open drainage channel

General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of a small structure;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning

Historic Status: Not a Potentially Designated Historic Property, Survey Rating D3
Service Delivery District: IV
City Council District: 5
For further information: Contact case planner **Leigh McCullen** at **(510) 238-4977** or lmccullen@oaklandnet.com

Applications on File for the Week of March 25, 2011



City Limits

0 1 Mile

NOTE: Locations are approximate