

APPLICATIONS ON FILE
April 15, 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:

May 2, 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.

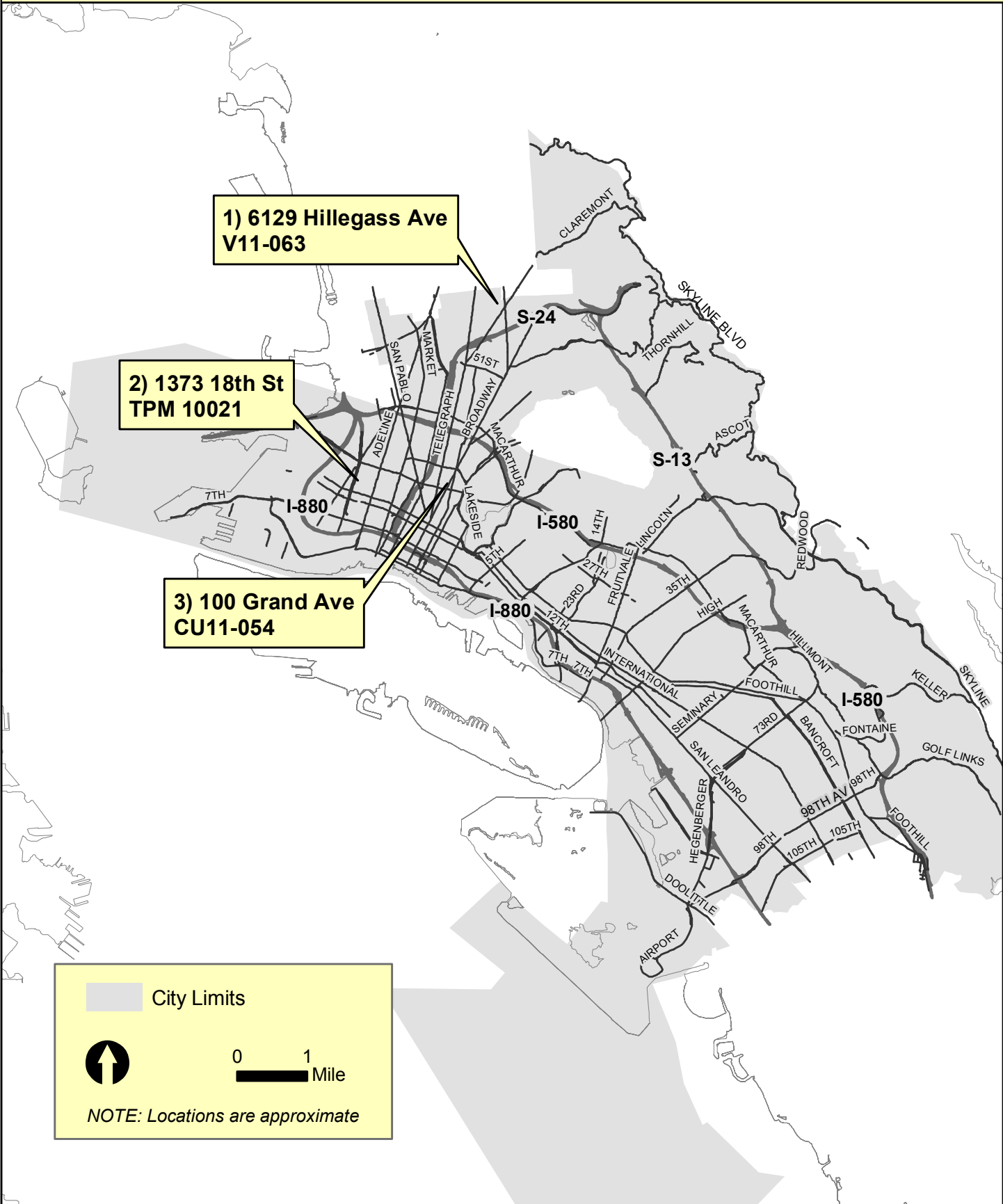
Please help up achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

1.	Location: 6129 Hillegass Avenue (APN: 016 -1404-003-00) 4/7/11
	Proposal: Create a new driveway and parking space to serve an existing single-family dwelling which currently does not have on-site parking.
	Applicants/ Emma and Andrew Armstrong
	Phone Number: (415) 810-7253
	Owners: Emma and Andrew Armstrong
	Case File Number: V11-063
	Planning Permits Required: Minor Variance for less than 10 feet of separation between the proposed driveway and an existing driveway located on a neighboring lot
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone
	Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: Small structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	Historic Status: Potential Designated History Property, Survey Rating Dc2+
	Service Delivery District: II
	City Council District: 1
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

2.	Location: 1373 18 th Street (APN: 005 -0393-018-01) 2/22/11
	Proposal: To subdivide an existing industrial building into 8 commercial condominium units.
	Applicant/ Laal Shahab
	Phone Number: (510) 891-9555
	Owner: Laal Shahab
	Case File Number: TPM10021
	Planning Permits Required: Tentative Parcel Map to create up to 8 commercial condominium units in an existing industrial building with 12,800 square feet of floor area (9,955 square feet on the ground level), on a 13,042 square foot parcel, with 5 shared parking spaces
	General Plan: Business Mix
	Zoning: CIX-1 Commercial Industrial Mix Zone/ S-19 Health and Safety Protection Overlay Zone
	Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Existing Facilities (subdivision of existing industrial buildings); 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: Not a Potential Designated Historic Property
	Service Delivery District: 1
	City Council District: 3
	For Further Information: Contact case planner David Valeska at (510) 238-2075 or dvaleska@oaklandnet.com

3.	Location: 100 Grand Avenue (APN: 008 -0655-009-01) 2/28/11
	Proposal: To convert an existing 1,300 sq/ft ground floor retail space into a yoga studio.
	Applicant/ Aleatsae Klosova
	Phone Number: (415) 847-5097
	Owner Essex Property Trust Inc.
	Case File Number: CU11-054
	Planning Permits Required: Minor Conditional Use Permit to establish a Personal Instruction and Improvement and Small Scale Entertainment Commercial Activities within thirty (30) feet from a front property line in the CBD-P Zone
	General Plan: Central Business District
	Zoning: CBD-P Central Business District Pedestrian Retail Commercial Zone
	Environmental Determination: Exempt, Section 15301 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; No survey rating
	Service Delivery District: Metro
	City Council District: 3
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

Applications on File for the Week of April 15, 2011



City Limits

0 1 Mile

NOTE: Locations are approximate