

APPLICATIONS ON FILE
July 8, 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:**

July 25, 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. If any interested party seeks to challenge such decision in court, an appeal **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: 50 Alvarado Court (APN: 048H-7663-030 & 31) 6/23/11
	Proposal: To merge two lots into one; construct new 500 square-foot 2-car garage with roof deck (13'-11" in height), interlocking pavers system driveway with a 10' wide vehicular access gate, curb cut, retaining walls, trash enclosure, pedestrian service ramp; and rebuild existing retaining walls and repair sidewalk.
	Applicant/ Jason Kaldis
	Phone Number: (510) 549-3584
	Owner: Peter & Christina Reynolds
	Case File Numbers: DV11-121 / PMW11-013
	Planning Permits Required: Regular Design Review to construct 500 square-foot 2-car garage with roof deck and new driveway access gate, interlocking pavers system driveway with a 10' wide vehicular access gate, curb cut, retaining walls, trash enclosure, pedestrian service ramp, and rebuild existing retaining walls and repair sidewalk; Minor Variances to allow the garage to be located 13'-4" from the rear property line where 20'-0" is required and to create a second driveway; Parcel Map Waiver for lot merger
	General Plan: Hillside Residential
	Zoning: RH-4 Hillside Residential Zone
	Environmental Determination: Exempt, Section 15301 (a) of the State CEQA Guidelines: Small addition and alteration to an existing single family dwelling; Exempt, Section 15305 of the State CEQA Guidelines: Minor lot line adjustment to merge two lots into one lot; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
	Historic Status: Potential Designated Historic Property Survey Rating: C2+
	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: 721 60 th Street (APN: 015-1358-030-00) 5/18/11
	Proposal: To subdivide a 6,750-sq.ft. parcel that contains a front single-family dwelling into two separate parcels and construct a rear two-story single-family dwelling. Parcel 1 (front) will measure 3,167-sq.ft.; and Parcel 2 (rear) will measure 3,516-sq.ft. Vehicle and pedestrian access to Parcel 2 will be through the improved driveway located to the east of Parcel 1.
	Applicant/ Matt Novak
	Phone Number: (510) 428-1714
	Owner: REO Homes 2 LLC
	Case File Numbers: TPM10038 / CD11-094
	Planning Permits Required: 1) Tentative Parcel Map for a two parcel Mini Lot Subdivision located in the RM-2 Residential Zone; 2) Minor Conditional Use Permit for two new substandard parcels thus waiving the requirements for minimum lot area and minimum lot frontage within the existing and new single-family dwellings; 3) Regular Design Review to construct a Single-Family Residence
	General Plan: Mixed Housing Type Residential
	Zoning: RM-2 Mixed Housing Type Residential Zone
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Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines:
Minor Land Divisions;
Section 15303 of the State CEQA Guidelines:
New Construction of a Single-Family Residence;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a General Plan, Community Plan, or Zoning

Historic Status: Potential Designated Historic Property; Survey Rating: C3

Service Delivery District: 2

City Council District: 1

For further information: Contact case Planner **Mike Rivera** at (510) 238-6417 or by email at mrivera@oaklandnet.com

3. Location: 6273 Sunnymere Avenue (APN: 037A-2770-008-00) 5/25/11

Proposal: To construct a 1,555 sq. ft. rear addition to a single family dwelling.

Applicant/ Mark Smith

Phone Number: (925) 935-5265

Owner: Kira Zadow-Colley

Case File Number: DR11-099

Planning Permits Required: Regular Design Review for additions and alterations to an existing structure

General Plan: Detached Unit Residential

Zoning: RD-1 Detached Unit Residential Zone - 1

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Existing Structures;
Section 15183 of the State CEQA Guidelines:
Projects Consistent with a Community Plan, General Plan, or Zoning

Historic Status: Not a Designated Historic Property; Survey rating: X

Service Delivery District: 5

City Council District: 6

For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

4. Location: 4043 Burckhalter Avenue (APN: 040A-3442-005-00) 6/20/11

Proposal: To construct 1,699 square-foot additions to a single family dwelling including new habitable floor area, accessory structures, and a detached garage removal & replacement

Applicant/ Art Clark

Phone Number: (510) 568-5599

Owner: Nelson Quintanilla

Case File Number: DR11-118

Planning Permits Required: Regular Design Review for additions and alterations to an existing structure

General Plan: Detached Unit Residential

Zoning: RD-1 Detached Unit Residential Zone - 1

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Existing 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; Survey rating: X

Service Delivery District: 5

City Council District: 6

For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

5.	Location: 2633 E. 27 th Street (APN: 026 -0771-006-05) 6/28/11
	Proposal: To demolish a 1,592 sq/ft modular building and rebuild a new 2,920 sq/ft modular building at the same location which is located less than 20-feet from a creek.
	Applicant/ Daphne Shen / Pacific Design Group
	Phone Number: (714) 832-5100
	Owner: TeleCare Corporation
	Case File Numbers: DR11-127 / CP11-082 / T1100042
	Planning Permits Required: Regular Design Review for new building addition; Category 3 Creek Permit for work within 100' of a creek; Tree Removal Permit for 6 trees and Tree Protection Permit for 3 trees
	General Plan: Mixed Housing Type Residential
	Zoning: RM-3 Mixed Housing Type Residential - 3
	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: Not A Potential Designated Historic Property (PDHP); Survey rating: C3
	Service Delivery District: IV
	City Council District: 5
	For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

Applications on File for the Week of July 8, 2011

