

***REVISED APPLICATIONS ON FILE
July 22, 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:**

**REVISED 7/21/11
August 8, 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: 5128 Miles Avenue (APN: 014 -1233-015) 7/11/11
	Proposal: To raise an existing single family dwelling 1'-10" in height and create new habitable space on the lower floor; new front entry stairs; replace an existing fireplace; new wood garage door; new upper rear deck .
	Applicant/ Mark Seiberlich
	Phone Number: (415) 505-7993
	Owner: Mark Seiberlich
	Case File Number: DV11-130
	Planning Permits Required: Regular Design Review (Residential, OMC Sec. 17.136) for addition and alterations to an existing single family dwelling; Minor Variance to increase the height of a structure and front entry stairs within an existing nonconforming front yard set back (15-feet proposed where 20-feet is required)
	General Plan: Mixed Housing Type Residential
	Zoning: RM-1 Mixed Housing Type 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: Not a Potential Designated 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: 580 14 th Street (APN: 003-0069-016-00) 7/12/11
	Proposal: To convert an existing 1,988 sq/ft ground floor print shop space into a dance and yoga studio.
	Applicant/ Bill Phua
	Phone Number: (510) 761-3333
	Owner: VCP & Associates LLC.
	Case File Number: CU11-132
	Planning Permits Required: Minor Conditional Use Permit to establish a Personal Instruction and Improvement and Small Scale Entertainment Commercial Activity (dance and yoga studio) within thirty (30) feet of the 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: Potential Designated Historic Property; Survey rating: Ec1
	Service Delivery District: Metro
	City Council District: 3
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

3. **Location:** 350 Hawthorne Avenue (APN: 009-0746-036-00) 8/12/11
 Proposal: To establish a Master Sign Program for the Alta Bates Summit Medical Center Campus.
 Applicant/ Jeanne Gomez
 Phone Number: (916) 715-0600
 Owner: Alta Bates Medical Center
 Case File Number: CD11-133
Planning Permits Required: Minor Conditional Use Permit for a Master Sign Program;
Regular Design Review for a Master Sign Program
 General Plan: Institutional
 Zoning: S-1 Medical Center Zone
Environmental Determination: Exempt, Section 15311(a) of the State CEQA Guidelines:
Accessory Structures (On-Premise Signs);
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: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

4. **Location:** 6028 Merriewood Drive (APN: 048G-7436-048-00) 7/18/11
 Proposal: To revise the location of a previously approved detached garage and move it closer to Valley View Drive.
 Applicant/ David Steinbauer
 Phone Number: (510) 557-0877
 Owner: David Steinbauer
 Case File Number: DV11-138
Planning Permits Required: Minor Variance to allow a 5-foot setback where 18 feet minimum is required for garages;
Regular Design Review
 General Plan: Hillside Residential
 Zoning: RH-4 Hillside Residential
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: 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

5. **Location:** 869 Trestle Glen Road (APN: 023- 0436-022-00) 6/7/11
 Proposal: To construct a 175 square feet second story rear addition (no footprint expansion).
 Applicant/ David Phillips
 Phone Number: (707) 490-5258
 Owner: Rodney K. Williams
 Case File Number: DV11-109
Planning Permits Required: Regular Design Review for a new second story 175 sq/ft addition;
Minor Variance for vertical projection of an existing legal non-conforming side yard setback of 3'-6" where 6-feet is required

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General Plan: Detached Unit Residential
Zoning: RD-1 Detached Unit Residential 1 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: C2+
Service Delivery District: III
City Council District: 2
For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrera@oaklandnet.com

6. **Location:** ~~6501 Shattuck Avenue (APN: 016-1428-011-02) 7/12/10~~
Proposal: To construct a new 4 story mixed use building containing approx. 1,975 s.f. of commercial space at the first floor, and approx. 17,576 s.f. of residential space at the second, third and fourth floors (total of 18 residential units).
Applicant/Phone Number: Moshe Dinar, Dinar & Associates (510) 893-8300
Owner(s): Athan Magannas
Case File No.: ~~CDV10-185~~
Planning Permits Required: Regular Design Review to construct a new mixed use building; Interim Conditional Use Permit to allow 18 residential units whereas the Zone allows up to 5 units and the General Plan allows up to 32 units; Minor Conditional Use Permit for the parking to be setback less than 75' from the front property line; Minor Variance to allow the 13' tall garage structure to project 7' into the required 15' rear yard
General Plan: Neighborhood Center Mixed Use
Zoning: C-10 Local Retail Commercial Zone
(Note: This application was submitted and deemed complete prior to Zoning changes that became effective on April 14, 2011, changing this property to the new CCD-1 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: Not a Potential Designated Historic Property (vacant lot)
Service Delivery District: 2—North Hills
City Council District: 1—Brunner
For Further Information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

7. **Location:** 598 Julie Ann Way (APN: 041-3906-011-00) 6/28/11
Proposal: To establish a Primary Recycling Center within an existing 5,400 square foot commercial / industrial structure.
Applicant/Phone Number: Kris Gao / Hu's Recycling Center (510) 289-8618
Owner: Huey Hoang
Case File Number: CU11-125
Planning Permits Required: Minor Conditional Use Permit to establish a Primary Recycling Center
General Plan: General Industry and Transportation

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Zoning: CIX-2 Commercial Industrial Mix 2 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: Not a Potential Designated Historic Property; Survey rating: F3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or
mhackett@oaklandnet.com

8. **Location:** 1001 E Street / Tassafaronga Park (APN: 042-4546-002-00) 6/28/11
Proposal: To establish a community garden with crop and animal raising (Chickens and Beehives) within a neighborhood park.
Applicant/ Kelly Carlisle
Phone Number: (510) 972-3276
Owner: City of Oakland
Case File Number: CU11-126
Planning Permits Required: Minor Conditional Use Permit to establish a Crop and Animal Raising (community garden) Activity within the Open Space Neighborhood Park Zone
General Plan: Urban Open Space
Zoning: Open Space Neighborhood Park (NP)
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alteration to existing facilities.
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: No Historic Rating
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or
mbradley@oaklandnet.com

Please Note: Item #6 (6501 Shattuck Avenue) was removed on 7-21-11 from this Application on File.
