

APPLICATIONS ON FILE
December 14, 2012

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING AND
NEIGHBORHOOD PRESERVATION
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 Department of Planning, Building and Neighborhood Preservation – Zoning Division to the attention of the designated case planner, and by the end of the 17-day public comment period:

January 7, 2013

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 **Department of Planning, Building and Neighborhood Preservation – 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 **Department of planning, Building and Neighborhood Preservation – Zoning Division**, 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.

(continued from page 4)

General Plan: Mixed Housing Type Residential
Zoning: RM-2 Mixed Housing Type Residential 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: X
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

4. **Location:** 967 Stanford Avenue (APN: 015 -1295-001-00) 11/21/12
Proposal: To convert a portion of an existing 33,000 square foot industrial commercial building to operate an after-school program (dance, theater, and martial arts) for 60 children and a summer session program for school-aged children.
Applicant: Destiny Arts Center
Contact Person/ Cristy Johnston-Limon
Phone Number: (510) 597-1619
Owner: Sam Katzen
Case File Number: CU12-235
Planning Permits Required: Minor Conditional Use Permit to establish a Community Education Civic Activity (after-school and summer school program) in the HBX-1 zone in 7,832 square-feet of an existing industrial commercial building
General Plan: Housing and Business Mix
Zoning: HBX-1 Housing and Business Mix 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: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

5. **Location:** Vacant lot at the intersection of Shepherd Canyon Road and Gunn Drive and across from 6726 Gunn Drive (APN: 048D-3707-003-03) 11/21/12
Proposal: To construct a new single family dwelling on a vacant lot.
Owner: Kevin Kwok
Contact Phone Number: Philip O. Perkins (510)658-8888
Case File Number: DR12-236
Planning Permits Required: Regular Design Review to construct a new single family dwelling on a vacant lot
General Plan: Hillside Residential
Zoning: RH-3 Hillside Residential 3 Zone
S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15303, new construction of small structures; Section 15183, projects consistent with a community plan, general plan or zoning.

(continued on page 4)

(continued from page 3) Not a Potential Designated Historic Property (PDHP); Survey rating: X
Historic Status:
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

6. **Location:** 1203 Willow Street (APN: 006-0027-024-02) 12/10/12
Proposal: To collocate a new telecommunications microwave dish antenna on top of an existing roof-mounted panel antenna facility.
Owner: Mount Zion Missionary Baptist Church
Contact Phone Number: Talin Aghazarian for Metro PCS (510)206-1674
Case File Number: DR12-249
Planning Permits Required: Regular Design Review to collocate a new telecommunications microwave dish antenna on top of an existing roof-mounted panel antenna facility and add new screening.
General Plan: Mixed Housing Type Residential
Zoning: RM-2 Mixed Housing Type Residential 2
Environmental Determination: Exempt, Section 15301(k), minor alterations to existing facilities; Section 15183, projects consistent with a community plan, general plan or zoning.
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: X
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

7. **Location:** 5649 Country Club Drive (APN: 048A-7115-011-00) 12/6/12
Proposal: Demolish 276 sq/ft existing deck and replace it with 489 sq/ft new upper deck to an existing single family dwelling within required rear yard setback.
Applicant/Phone Number: April Gruber, AG Design Studio (650) 291-291-9401
Owner: Basil & Shirley Christopoulos
Case File Number: DV12-245
Planning Permits Required: Regular Design Review for addition and alteration to construct upper deck to an existing single family dwelling;
Minor Variance to allow the addition to be located 10' from the rear property line where 14'-0" is required
General Plan: Detached Unit Residential
Zoning: RD-1 Detached Unit Residential-1 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: Potential Designated Historic Property (PDHP): Survey Rating: F2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

8. **Location:** 1155 3rd Street (APN: 004 -0025-001-02) 12/3/12
 Proposal: Divide building into eight (8) commercial condominiums
 Applicant/ Stuart Rickard, Placeworks
 Phone Number: (510) 499-9400
 Owner: Major Chabot Partners
 Case File Number: **TPM10124**
Planning Permits Required: Tentative Parcel Map to create up to 8 residential condominium units in an existing 2 story building with 10,000 square feet of floor area, on 36,961 square foot (0.83 acre) parcel
General Plan: General Industry and Transportation
 Zoning: IG General Industrial
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Existing Facilities (subdivision of existing commercial or industrial buildings);
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 **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com

9. **Location:** 7134 Marlborough Terrace (APN: 048H-7623-027-01) (11/14/12)
 Proposal: To construct a 3,300 square foot three-story new single family dwelling on a downslope lot.
 Applicant: Samonsky + Pometta Architects
 Contact Person/ Brian Pometta
 Phone Number: (510) 450-9090
 Owners: Adeebah and Reza Fakurnejad
 Case File Number: **DR12-225**
Planning Permits Required: Regular Design Review for new construction
General Plan: Hillside Residential
 Zoning: RH-4 Hillside Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New construction;
Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
Historic Status: Vacant Lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

Applications on File for the Week of December 14, 2012

9) 7134 Marlborough Terrace
DR12-225

4) 967 Stanford Avenue
CU12-235

1) 1415 Harrison Street
DV12-141

5) Shepherd Canyon Road/ Gunn Dr
DR12-236


2) 5377 College Avenue
CU12-201

7) 5649 Country Club Drive
DV12-245

8) 1155 3rd Street
TPM10124

6) 1203 Willow Street
DR12-249

3) 1849 98th Avenue
CU12-224

 City Limits



0 1
Mile

NOTE: Locations are approximate