

APPLICATIONS ON FILE
August 12, 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:**

August 29, 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: 738 and 740 58th Street (APN: 015-1359-012-00) 5/23/11
	Proposal: To convert two residential dwelling units into two residential condominium units.
	Applicant: Kristin Pesonett/Indigo Design Group
	Contact/Phone Number: (510) 697-4289
	Owner: 738 58 th Street, LLC
	Case File Number: TPM10046
	Planning Permits Required: Tentative Parcel Map for Condominium Conversion
	General Plan: Mixed Housing Type Residential
	Zoning: RM-2 Mixed Housing Type Residential Zone
	Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines: Division of existing multiple family residences into common interest ownership; 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: 2
	City Council District: 1
	For Further Information: Contact Case Planner Mike Rivera at (510) 238-6417 or mrivera@oaklandnet.com

2.	Location: Vacant lot on Campus Drive, west side adj. to Calderwood Ct. (APN: 037A-3167-014-00) 7/13/11
	Proposal: To construct a new 4,818 square-foot two-story single-family home on a vacant 14,287 square-foot lot.
	Applicant/Phone Number: Nelda Braver (925) 947-1519
	Owners: Mr. & Mrs. Patel
	Case File Number: DR11134
	Planning Permits Required: Regular Design Review to construct a One-Family Residential Facility in the RH-3 Zone
	General Plan: Hillside Residential
	Zoning: RH-3 Hillside Residential Zone – 3
	Environmental Determination: Exempt, Section 15303(a) of the State CEQA Guidelines: New Construction of Small Structures (One single-family dwelling); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	Historic Status: None (vacant lot)
	Service Delivery District: IV
	City Council District: 6
	For Further Information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com


3.	Location: 2883 Chapman Street (APN: 025 -0677-004-02) 7/20/11
	Proposal: To convert an existing 2,600 sq/ft ground floor commercial space into 2 live-work spaces.
	Applicant: Ben & Ken Construction
	Applicant/ Ben & Ken Construction
	Phone Number: (415) 613-8787
	Owners: Joan M & Zaven S. Ayanian
	Case File Number: DR11-140
	Planning Permits Required: Regular Design Review for the conversion of a ground floor commercial space into two new joint living and working quarters
	Estuary Plan: Residential Mixed use
	Zoning: HBX-3 Housing & Business Mix 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)
	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 August 12, 2011

1) 738 & 740 58th St
TPM10046

2) Vacant lot on
Campus Dr,
W side adj to
Calderwood Ct
DR11-134

3) 2883 Chapman St
DR11-140

 City Limits



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Mile

NOTE: Locations are approximate

