

APPLICATIONS ON FILE  
September 2, 2011

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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:**

**September 19, 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:** 1932 Irving Avenue (APN: 020 -0204-054-00) 7/26/11  
                         **Proposal:** To convert an existing lower level basement of a single family home into a second unit to create a duplex.  
  
                         **Applicant/** Kent Lau  
                         **Phone Number:** (510) 333-6448  
                         **Owner:** Lai M. Mok  
                         **Case File Number:** DR11-143  
**Planning Permits Required:** Regular Design Review to add a dwelling unit to a single-family home to create a Two Family Residential Facility  
  
                         **General Plan:** Mixed Housing Type Residential  
                         **Zoning:** RM-2 Mixed Housing Type Residential - 2  
**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 Historic Property (PDHP); Survey rating: D2+  
**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](mailto:jherrera@oaklandnet.com)

**2.**                    **Location:** 3240 Telegraph Avenue (APN: 009 -0746-003-00) 07/19/11  
                         **Proposal:** To revise a previously-approved project by increasing the number of units from 4 to 6 commercial condominiums comprising 3 live-work units and 3 retail units.  
  
                         **Applicant/** Neal Parish / Wendel, Rosen, Black & Dean  
                         **Phone Number:** (510) 834-6600  
                         **Owner:** 3240 Telegraph Avenue, LLC  
                         **Case File Number:** TPM09981 (REV11-0015)  
**Planning Permits Required:** Revision to previously-approved Tentative Parcel Map to create 6 condominium units  
  
                         **General Plan:** Community Commercial  
                         **Zoning:** CC-2 Community Commercial  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines:  
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:** Potential Designated Historic Property (PDHP); Survey rating: Cb+3  
**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](mailto:mbrenyah@oaklandnet.com)

**3.**                    **Location:** 946 – 61<sup>st</sup> Street (APN: 016-1436-010-00) 05/04/11  
                         **Proposal:** To create three mini-lots, relocate an existing single family dwelling to one of the new lots and construct one new home for each of the other two lots for a total of three buildings.  
  
                         **Applicant/** Matt Baran  
                         **Phone Number:** (415) 710-0486  
                         **Owner:** Michelle Vasey  
                         **Case File Numbers:** TPM10002 / CD11071  
**Planning Permits Required:** Minor Conditional Use Permit for a Mini-lot Subdivision;  
Tentative Parcel Map to create 3 mini-lots;  
Regular Design Review to construct 2 new single family dwellings and alter one existing building

(continued on page 3)

(continued from page 2)

**General Plan:** Housing and Business Mix  
**Zoning:** HBX-1 Housing and Business Mix  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
New construction of small structures;  
Exempt, Section 15315 of the State CEQA Guidelines:  
Minor land divisions;  
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: C3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

**4. Location:** **11076 Broadway Terrace (APN: 048G-7426-014-00) 12/22/10**  
**Proposal:** To subdivide one lot with an existing single family dwelling into two lots.  
**Applicant/Elpidio Ramos**  
**Phone Number:** (510) 636-1811  
**Owner:** Thomas Perkins  
**Case File Number:** **TPM10012 and V11-163**  
**Planning Permits Required:** Tentative Parcel Map to subdivide one lot into two lots;  
Minor Variance to allow less than 8,000 square-foot lots in the Hillside Residential Zone (Parcel #1 = 6118.3 SF, Parcel # 2 = 6008.4 SF)  
**General Plan:** Hillside Residential  
**Zoning:** RH-4 Hillside Residential - 4  
**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 (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](mailto:mbrenyah@oaklandnet.com)

**5. Location:** **330 Brush Street (APN: 001-0115-037-00) 08/17/11**  
**Proposal:** To establish a Community Assembly (Church) Activity within an existing commercial space.  
**Applicant/Elmer Rodriguez**  
**Phone Number:** (510) 436-5837  
**Owner:** Paco Financial  
**Case File Number:** **CU11-157**  
**Planning Permits Required:** Minor Conditional Use Permit for Community Assembly  
**General Plan:** Light Industry 1 (Estuary Plan Area)  
**Zoning:** M-30 General Industry  
**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

(continued on page 4)

(continued from page 3)

**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: \*3  
**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](mailto:mbrenyah@oaklandnet.com)

6. **Location:** 2011 Mountain Boulevard (APN: 048F-7358-002-01) 08/18/11  
**Proposal:** Minor Conditional Use Permit to operate a fitness training activity.  
**Applicant/Phone Number:** David Bolduc/Golden State Fitness & Performance, LLC (860) 917-9990  
**Owner:** Mountain Boulevard Enterprises, LLC  
**Case File Number:** CU11-162  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Personal Instruction and Improvement Services Activity in the CN-1 Neighborhood Commercial Zone  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1 Neighborhood Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) 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: Fc3  
**Service Delivery District:** 2  
**City Council District:** 4  
**For Further Information:** Contact Case Planner **Mike Rivera** at (510) 238-6417 or by email at [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

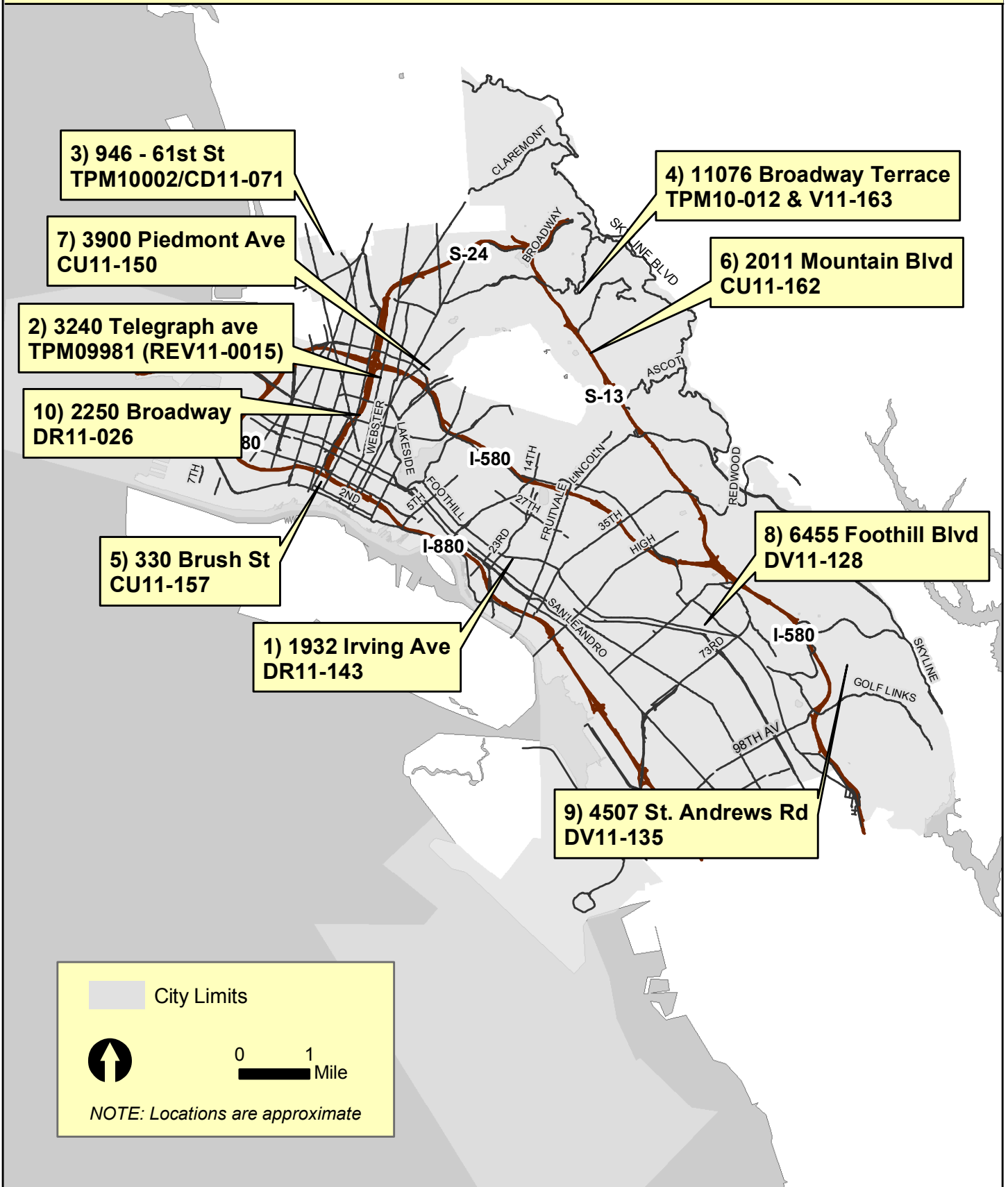
7. **Location:** 3900 Piedmont Avenue (APN: 012-0935-046-00) 08/03/11  
**Proposal:** Minor Conditional Use Permit to operate a physical therapy facility for a personal wellness, health and fitness training activity.  
**Applicant/Phone Numbers:** Tammara Moore/ Sports & Orthopedic Leaders (510) 823-7154 or Nina Patterson/SOL (510) 435-6839  
**Owners:** Neil and Diane Goodhue  
**Case File Number:** CU11-150  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Medical Service Commercial Activity in the CN-1 Neighborhood Commercial Zone  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** CN-1 Neighborhood Commercial Zone  
**Environmental Determination:** Exempt, Section 15301(e) 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; Survey Rating: X  
**Service Delivery District:** 2  
**City Council District:** 1  
**For Further Information:** Contact Case Planner **Mike Rivera** at (510) 238-6417 or by email at [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)



<b>Case File Number:</b>	<b>DR11-026</b>
<b>Planning Permits Required:</b>	Regular Design Review for a Telecommunication (Macro) Facility
<b>General Plan:</b>	Central Business District
<b>Zoning:</b>	CBD-P, Central Business District Pedestrian Retail Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	Not a Potential Designated Historic Property; Survey Rating: X
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	3
<b>For Further Information:</b>	Contact Case Planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandnet.com">mrivera@oaklandnet.com</a>

\*\*\*

# Applications on File for the Week of September 2, 2011



City Limits



0 1 Mile

NOTE: Locations are approximate