

APPLICATIONS ON FILE
October 21 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:**

November 7, 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.

3. **Location:** **5815 Market Street (APN: 015 -1349-002-01) 10/12/11**
 Proposal: To convert a portion of an existing car wash building (993 sq/ft in area) into a coffee/sandwich shop.
 Applicant/ Jose Luis Gonzalez
 Phone Number: (510) 684-1741
 Owner: Toan Nguyen
 Case File Number: **CU11-201**
Planning Permits Required: Minor Conditional Use Permit to establish Limited Service Restaurant & Café Commercial Activity within a RM-2 Zone
 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 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 **Jason Madani** at **(510) 238-4790** or jmadani@oaklandnet.com

4. **Location:** **Fruitvale Avenue, lots adjacent to #4344 (APNs: 029A-1311-001 and 029A-1311-021) 7/11/11**
 Proposal: To merge two vacant lots and construct a new 2,892 square-foot single family home with an attached two-car garage.
 Applicants/ Tom Lawrence and Cindy Lawrence
 Phone Number: (510) 530-8471
 Owners: Tom and Cindy Lawrence
 Case File Numbers: **DV11-131 / PMW11-015 / T11-00043**
Planning Permits Required: Regular Design Review to construct a new single family dwelling; Parcel Map Waiver to merge two parcels; Minor Variance for a rear yard setback of 21'-7" where 40' is required; Tree Permit
 General Plan: Hillside Residential
 Zoning: RH-4 Hillside Residential Zone-4
Environmental Determination: 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 Record
Service Delivery District: 4
 City Council District: 4
For further information: Contact case planner **Michael Bradley** at **(510) 238-6935** or mbradley@oaklandnet.com

5. **Location:** 740 61st Street (APN: 016 -1433-014-00) 9/7/11
 Proposal: To raise a 1,180 square-foot single family home by 18.5 inches to create a new 938.4 square foot habitable space on the ground floor.
 Applicant/ John Britton
 Phone Number: (510) 843-6777
 Owners: Kim Swain and Michael Sugarman
 Case File Number: DV11-177
Planning Permits Required: Regular Design Review for additions and alterations;
Minor Variance for the front entry stairs to exceed the allowed encroachment in the front yard setback (11'-3" proposed where 4' is allowed)
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2 Mixed Housing Type Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
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 (NHP); Survey Rating: X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

6. **Location:** 933 West Grand Avenue (APN: 005-0411-001-04) 09/14/11
 Proposal: To establish a new laundromat within an existing commercial space.
 Applicant/ Khaleed Saeed/PWS Inc.
 Phone Number: (510) 593-5847
 Owner: Myung Soon Kim
 Case File Number: CU11-178
Planning Permits Required: Minor Conditional Use Permit to establish a new laundromat
 General Plan: Community Commercial
 Zoning: CC-2 Community Commercial
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alteration to 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 (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

7.	Location: 6125 Telegraph Avenue (APN: 015 -1381-008-01) 10/4/11
	Proposal: To install 3 internally-illuminated "Valero" business signs on the north, east and south sides of the canopy face and 1 non-illuminated "Food Shop" sign on the building fascia at an existing gas station and store.
	Applicant/Phone Number: Elizabeth Schmidt/Sign Development, Inc. (909) 920-5535
	Case File Number: DV11-194
	Planning Permits Required: Regular Design Review for new business signage serving an existing commercial facility in the RU-5 Urban Residential Zone; Minor Variance to increase the number of signs where 2 is allowed and 5 is proposed, and to increase the maximum aggregate sign area where 15-square feet is allowed and 70-square feet is proposed in the RU-5 Zone
	General Plan: Urban Residential
	Zoning: RU-5 Urban Residential 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 mrivera@oaklandnet.com
