

APPLICATIONS ON FILE  
November 4, 2011

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor  
Oakland, California 94612-2031

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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 21, 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.

<b>1.</b>	<b>Location:</b> 5727 College Avenue (APN: 014 -1266-047-01) 10/27/11 <b>Trader Joe's</b>
	<b>Proposal:</b> To amend approved hours of operation at a store including off-sale of alcoholic beverages from 9am-9pm daily to 8am-10pm daily.  <i>The Planning Commission approved current hours on June 20, 2007 under case # CM07193</i>
	<b>Applicant/</b> Peter Impala / Art Rodriguez and Associates <b>Phone Number:</b> (626) 683-9777
	<b>Owner:</b> General Electric Pension Trust & Lucky Stores
	<b>Case File Number:</b> REV11-0018
	<b>Planning Permits Required:</b> Revision to a Major Conditional Use Permit's conditions of approval that allowed off-sale of alcoholic beverages 9am-9pm daily
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> CN-1 Neighborhood Commercial Zone - 1
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities ("operation"); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b> Non-historic property
	<b>Service Delivery District:</b> II
	<b>City Council District:</b> 1
	<b>For Further Information:</b> Contact case planner <b>Dave Valeska, Planner II</b> at (510) 238-2075 or <a href="mailto:dvaleska@oaklandnet.com">dvaleska@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> 3250 Lake Shore Avenue (APN: 023 -0424-022-01) 10/27/11 <b>Trader Joe's</b>
	<b>Proposal:</b> To amend approved hours of operation at a store including off-sale of alcoholic beverages from 9am-9pm daily to 8am-10pm daily.  <i>The Planning Commission approved current hours on June 6, 2007 under case # CM07194</i>
	<b>Applicant/</b> Peter Impala / Art Rodriguez and Associates <b>Phone Number:</b> (626) 683-9777
	<b>Owner:</b> Sansome Lakeshore
	<b>Case File Number:</b> REV11-0017
	<b>Planning Permits Required:</b> Revision to a Major Conditional Use Permit's conditions of approval that allowed off-sale of alcoholic beverages 9am-9pm daily
	<b>General Plan:</b> Neighborhood Center Mixed Use
	<b>Zoning:</b> CN-1 Neighborhood Commercial Zone - 1
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities ("operation"); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
	<b>Historic Status:</b> Non-historic property
	<b>Service Delivery District:</b> III
	<b>City Council District:</b> 2
	<b>For Further Information:</b> Contact case planner <b>Aubrey Rose, Planner II</b> at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

**3.**                   **Location:** 284 Athol Avenue (APN: 021 -0229-029-00) 10/28/11  
**Proposal:** To construct a second unit at the ground floor a single-family home to create a duplex. The project would include new windows and exterior rear stairs. Building footprint would not be increase.

**Applicant/** Susan M. Poff  
**Phone Number:** (510) 451-4676  
**Owner:** Susan M. Poff  
**Case File Number:** DR11-204  
**Planning Permits Required:** Regular Design Review to create a Two-Family Residential Facility in the RM-2 Zone

**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2 Mixed Housing Type Residential Zone – 2  
**Environmental Determination:** Exempt, Section 15303(b) of the State CEQA Guidelines: New Construction or Conversion of Small Structures (duplex); 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: C2+  
**Service Delivery District:** III  
**City Council District:** 2  
**For further information:** Contact case planner **Catherine Payne** at (510) 238-6168 or [cpayne@oaklandnet.com](mailto:cpayne@oaklandnet.com)

**4.**                   **Location:** 4812 Lawton Avenue (APN: 013-1139-032-00) 8/31/11  
**Proposal:** To construct two detached single-family residential dwellings on a vacant parcel. The front single-family residence will measure 30-ft. high, 1,757-sf. in area and will contain a front one car garage. The rear single-family residence will measure 28.25-ft high, 1,780-sf in area and will contain two uncovered parking spaces located to the southwest and west of the residence. Vehicle and pedestrian access to rear residence will be through a new driveway and walkway along the south property line.

**Applicant/** John Newton  
**Phone Number:** (510) 526-7370  
**Owner:** Tom Anthony  
**Case File Number:** CD11-169  
**Planning Permits Required:** 1) Minor Conditional Use Permit to construct a two-family residential family located in the RM-1 Residential Zone;  
2) Regular Design Review to construct two single-family dwellings

**General Plan:** Mixed-Housing Type Residential  
**Zoning:** RM-1 Mixed Housing Type Residential Zone  
**Environmental Determination:** Section 15303 of the State CEQA Guidelines: New Construction;  
Section 15183 of the State CEQA Guidelines: Projects Consistent with a General Plan, Community Plan or Zoning

**Historic Status:** Not a Potential Designated Historic Property;  
Survey Rating: X (the property is vacant)  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact Case Planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

**5.**                   **Location:** 6030- 6032 Chabot Road (APN: 014-1266-063-00) 10/12/11  
                      **Proposal:** To convert two residential dwelling units into two residential condominium units.  
                      **Applicant/** Thomas Dolan  
                      **Phone Number:** (510) 839-7200  
                      **Owner:** Robert Vardanega  
                      **Case File Number:** TPM10024  
**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:** Potential Designated Historic Property; Survey Rating: DC2+  
**Service Delivery District:** 2  
**City Council District:** 1  
**For Further Information:** Contact Case Planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

**6.**                   **Location:** 557 66<sup>th</sup> Street (APN: 016 -1424-003-00) 10/31/11  
                      **Proposal:** To convert a 4 unit apartment building into 4 individual condominiums.  
                      **Applicant/** Claude Zamanian  
                      **Phone Number:** (510) 847-0744  
                      **Owners:** Claude Zamanian & Robert Cabrera  
                      **Case File Number:** TPM10062  
**Planning Permits Required:** Tentative Parcel Map for condominium conversion of a 4 unit building  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** RM-2 Mixed Housing Residential Zone – 2  
**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 **Christina Ferracane** at (510) 238-3903 or [cferracane@oaklandnet.com](mailto:cferracane@oaklandnet.com)

**7.**                   **Location:** 1153 63<sup>rd</sup> Street (APN: 016 -1465-001-00) 11/1/11  
                      **Proposal:** To raise an existing single family dwelling 31” in height and convert lower floor for two additional units on the ground floor for a total of three residential units; provide 2 open parking spaces off Marshall Street and one open parking space off 63rd Street; replace and extent front stair; remove and rebuild rear two-story addition with raised deck and stair; add new windows, and to restore and preserve historic property.  
                      **Applicant/** Michael Feiner  
                      **Phone Number:** (510) 525-6261  
                      **Owner:** Michael Feiner  
                      **Case File Number:** CDV11-196 / T11-00060

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**Planning Permits Required:** Minor Conditional Use Permit to add two additional residential units to an existing Single Family Dwelling for a total of three residential units; Residential Design Review per Section 17.136 for new construction, or addition and alterations;  
Minor Variance to exceed the 30' maximum building height limit from 30'-9" existing to 33'-4" proposed

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-3 Mixed Housing Type Residential Zone – 3

**Environmental Determination:** Exempt, Section 15303 (a) of the State CEQA Guidelines:  
Small addition and alteration to an existing residential building;  
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: C3B+?

**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

8. **Location:** 438-440 Rich Street (APN: 012 -1010-074-00) 8/16/11

**Proposal:** Rebuild and reconfigure a nonconforming accessory building with garage in the rear yard where two dwelling units exist onsite.

**Applicant/Phone Number:** Sarah Schmitz/Thomas Dolan Architecture (510) 839-7200

**Owner:** Joe Bilman

**Case File Number:** DV11-154

**Planning Permits Required:** Regular Design Review for additions and alterations;  
Minor Variances to exceed the 40% maximum lot coverage and to waive the minimum required rear yard open area (50% horizontal area of rear yard setback area)

**General Plan:** Mixed Housing Type Residential

**Zoning:** RM-1 Mixed Housing Type Residential Zone - 1

**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines:  
Existing structures;  
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: Dc3

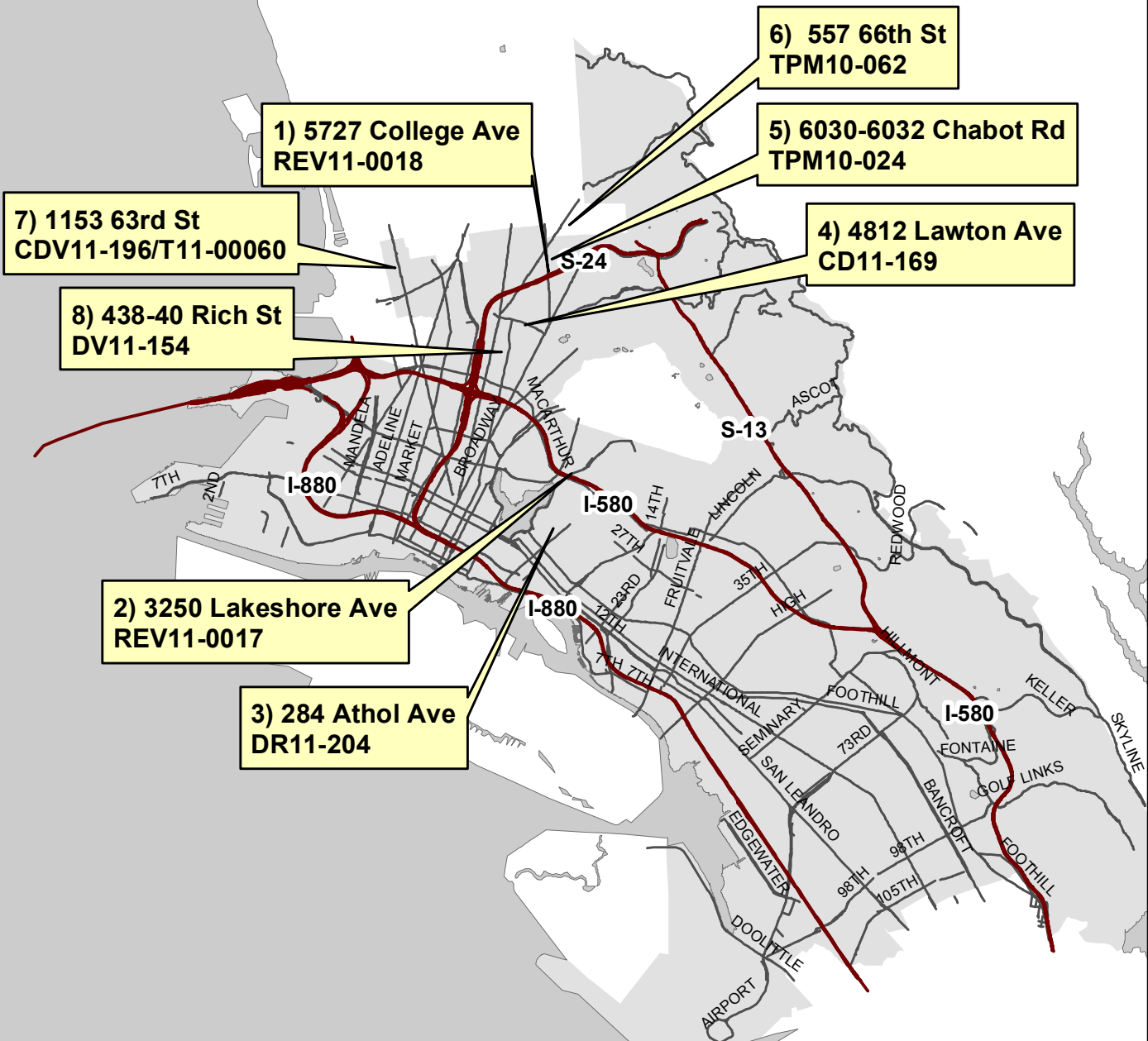
**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

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# Applications on File for the Week of November 4, 2011



City limits

0 1 Mile

NOTE: Locations are approximate