

APPLICATIONS ON FILE
May 21, 2010

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:

June 7, 2010

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. Such appeals 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:** 6012 Contra Costa Road (APN: 048A-7210-031-00)
 Proposal: To subdivide an existing 31,605 s.f. parcel containing one single-family dwelling into three parcels averaging more than 10,000 s.f. each.
(NOTE: This constitutes a re-notice from the Notice sent on April 23, 2010, to add reference to the required Minor Conditional Use Permit for a Shared Access Facility)

Applicant/ Gary Chan
 Phone Number: (415) 378-3699
 Owner: Gary Chan
 Case File Numbers: TPM09963 / CU10-119
Planning Permits Required: Tentative Parcel Map to subdivide an existing parcel into three parcels; Minor Conditional Use Permit for a Shared Access Facility (driveway) serving the three parcels

General Plan: Detached Unit Residential
 Zoning: R-30 One-Family Residential Zone
Environmental Determination: 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: Not a Potential Designated Historic Property
Service Delivery District: 2 – North Hills
 City Council District: 1 – Brunner
 Date Filed: May 12, 2010
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

2. **Location:** 5658 Dover Street (APN: 015 -1279-022-00)
 Proposal: Add 93 square feet to the building footprint, expand an existing rear deck, and raise the existing structure 5'-2" to a 18'-4" building wall height and a 22'-2" roof ridge height to create 807 square feet of habitable floor area on the ground floor and a 500 square foot attached garage to an existing 1,155 square foot building.

Applicant/ Ian Read
 Phone Number: (415) 699-1520
 Owner: Scott Sylvia
 Case File Number: DV10-083
Planning Permits Required: Regular Design Review for additions and alterations to raise the building 5'-2";
Minor Variances to allow the new habitable space of an existing non-conforming building footprint to encroach into the sideyard setback (5'-0" minimum, 4'-2" proposed), and to allow the raised porch to encroach in the front yard setback (4'-0" allowed when height is less than 12'-0", 5'-0" proposed and 18'-0" high), and to allow the raised stairs over 6'-0" in height to encroach in the front yard setback (4'-0" allowed, 8'-0" proposed)

General Plan: Mixed Housing Type Residential
 Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301(e) 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; Survey rating: X

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7.	Location: 350 Hawthorn Avenue (009-0746-019-04 & 021-03 & 013-00 & 012-00 & 037 & 024 & 036 & 031 & 032 & 033 & 034 & 035 & 023 & 022, and 009-0729-001-5)
	Proposal: To merge fifteen (15) existing lots into four (4) parcels for Alta Bates Summit Medical Center, an affiliate of Sutter Health hospital and parking garage facilities.
	Applicant: Alta Bates Summit Medical Center, an affiliate of Sutter Health
	Contact Person/ Shahrokh Sayadi
	Phone Number: (415) 203-6345
	Owner: Alta Bates Summit Medical Center, a Sutter Health affiliate
	Case File Number: TPM 09975
	Planning Permits Required: Vesting Tentative Parcel Map to merge fifteen (15) existing lots into four (4) parcels
	General Plan: Institutional
	Zoning: S-1 Medical Center Zone
	Environmental Determination: Exempt: Section 15315 of the State CEQA Guidelines: Merge fifteen (15) existing lots into four (4) parcels under common-interest ownership; Section 15183 of the State CEQA Guidelines: Projects consistent with a Community Plan, General Plan or Zoning Note: A Notice of Preparation of a Draft EIR was distributed on March 13, 2009. The Notice of Availability of the Draft EIR was distributed on December 18, 2009 and the Draft EIR was published and made available to the public on December 21, 2009. The Draft EIR's 45 day public comment period ended on February 3, 2010. Responses to public comments and the Final EIR will be available prior to May 9, 2010 at least 10 days prior to this hearing.
	Historic Status: Although there are buildings considered to be historic resources within the campus, the project as currently proposed would not adversely affect any of these historic resources
	Service Delivery District: 2
	City Council District: 3
	Date Filed: May 17, 2010
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jsmadani@oaklandnet.com

Applications on File for the Week of 5/21/10

2) 5658 Dover St
DV10-083

1) 6012 Contra Costa Rd
TPM09963/CU10-119

3) Manzanita Dr
(South of 1750 Manzanita)
DR09-189

4) 967 Stanford Ave
REV10-0009 (TPM 9675)

5) 834 53rd St
DR10-085

7) 350 Hawthorn Ave
TPM 9975

6) 451 Douglas Ave
DV10-0122

 City Limits



NOTE: Locations are approximate

