

**APPLICATIONS ON FILE**  
**May 14, 2010**

**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:**

**June 1, 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:** **9224 International Boulevard (APN: 046-5422-027-00)**  
**Proposal:** To establish a wholesale bakery in a warehouse building located at the rear of the property.  
**Applicant/** Camille Wainwright  
**Phone Number:** (510)343-4568  
**Owners:** Clifford & Irma Wainwright  
**Case File Number:** **CU10-075**  
**Planning Permits Required:** Interim Minor Conditional Use Permit to establish a Custom Manufacturing Activity in the C-40 Zone  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-40 Community Thoroughfare Commercial Zone/  
S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Minor alteration and operation of existing facilities;  
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: Fd2\*  
**Service Delivery District:** 6  
**City Council District:** 7  
**Date Filed:** March 17, 2010  
**For further information:** Contact case planner **Michael Bradley** at **(510) 238-6935** or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

**2.**                   **Location:** **376 Santa Clara Ave. (APN: 010 -0826-029-00)**  
**Proposal:** To legalize the conversion of a detached two-story single-family residence into a two-unit property (duplex).  
**Applicant/** Dong Kim  
**Phone Number:** (510) 452-3224  
**Owner:** Frank & Glenda Zeidan  
**Case File Number:** **DR10-101**  
**Planning Permits Required:** Regular Design Review for the conversion of a detached single-family home into a duplex  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-70 High Density Residential Zone  
**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: C3  
**Service Delivery District:** III  
**City Council District:** 2  
**Date Filed:** April 22, 2010  
**For further information:** Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

**3.**                   **Location:** **1624 International Boulevard (APN: 020 -0145-013-00)**  
**Proposal:** To legalize a 1,500 square-foot billiards/pool hall (“Oakland Coffee Shop”) containing 3 pool tables and to add 1 table to total 4 pool tables with video games to be added in the future.  
*(Relates to Code Compliance case #0902663)*  
**Applicant:** Thuong Van Truong  
**Contact Person/** Jennifer Truong  
**Phone number:** (510) 535-1387  
**Owners:** Fred and Susan Wong

<b>Case File Number:</b>	<b>CU10-117</b>
<b>Planning Permits Required:</b>	Minor Conditional Use Permit with additional findings to allow a Group Assembly Commercial Activity in the C-28 Zone (OMC Sec. 17.44.040(C), 17.44.100, 17.134.020(B))
<b>General Plan:</b>	Urban Residential
<b>Zoning:</b>	C-28 Commercial Shopping District Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities (operations); Section 15183 of the State CEQA Guidelines: Projects consistent with a Community plan, General Plan or Zoning
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); Survey rating: C3 (secondary importance or superior example)
<b>Service Delivery District:</b>	III – Central/Chinatown/Lower Hills
<b>City Council District:</b>	2 - Kernighan
<b>Date Filed:</b>	May 10, 2010
<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>

<b>4.</b>	<b>Location:</b> <b>3675 Maple Avenue (APN: 029 -0977-027-00)</b>
	<b>Proposal:</b> To legalize construction of an additional 5' extension to the second story rear addition that was previously approved as DR09-178. Revisions to that approval will also include minor interior alterations and changes to the front yard landscaping and parking configurations (removal of an extra parking pad and enhanced landscaping). This will remain a Single Family Dwelling.
	<b>Applicant/</b> Kent Lau
	<b>Phone Number:</b> (510)333-6448
	<b>Owner:</b> Joanna Truong
	<b>Case File Number:</b> <b>REV10-0006</b>
	<b>Planning Permits Required:</b> Revision to amend a Regular Design Review for additions and alterations to an existing structure
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: 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: D3 (minor importance)
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 4
	<b>Date Filed:</b> April 27, 2010
	<b>For further information:</b> Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a>

# AOFs for the Week of 5/14/10

