

APPLICATIONS ON FILE
April 9, 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:

April 26, 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.

3.	Location: 6920 Snell Street (southern portion of Coliseum Gardens Master Plan site) (APN: 041 -4166-012-02) (4/2/10)
	Proposal: To construct a parking garage for multi-family housing (CMV08247) to include columns located within three feet of drive aisles (required to be located 3 to 5 feet from drive aisles).
	Applicant: Creekside Partners, on behalf of the Oakland Housing Authority
	Contact Person/ Oakland Housing Authority, Steve Hoppe
	Phone Number: (510) 531-0096
	Owner: Oakland Housing Authority
	Case File Number: V10-087 (related to CMV08-247)
	Planning Permits Required: Minor Variance to allow columns to be located within three feet of drive aisles of parking garage
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-25 Office Commercial Zone
	Environmental Determination: A Mitigated Negative Declaration and a Finding of No Significant Impact for the Coliseum Gardens Master Plan was certified on June 4, 2003. This document will be applied to this application.
	Historic Status: Not a Potential Designated Historic Property; Site demolished as part of PUD03638
	Service Delivery District: 5
	City Council District: 6
	For further information: Contact case planner Catherine Payne at (510) 238-6168 or cpayne@oaklandnet.com

4.	Location: 5840 Heron Drive (APN: 048B-7165-005-00) (1/7/10)
	Proposal: To (a) adjust lot lines between the subject lot and the abutting property to the south, 5520 Masonic Ave.; (b) demolish existing 2-car garage and 900 s.f. cottage at the rear of subject property, and (c) construct a new 4-car garage and a new approx. 900 s.f. Secondary Unit above it at the rear of the subject property.
	Applicants/ Mark Becker, Jim Nybakken
	Phone Number: (510) 658-6889
	Owners: Josh Hannah and Denise Yamamoto
	Case File No. CDV10-005 (also: PMW10-001, to adjust the rear lot line).
	Planning Permits Required: Regular Design Review for additions and alterations to an existing dwelling; Minor Variance to locate the new habitable space (Secondary Unit) 20' from the rear lot line whereas approx. 50' is required (20' + ½' for each foot of lot depth exceeding 100'); Minor Conditional Use Permit for a new Secondary Unit on a property with an adjacent public street width of less than 24' in width but not less than 20' (20' pavement width is existing)
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301(a), (d) of the State CEQA Guidelines: Existing Facilities (Interior or exterior alterations), 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: C3
	Service Delivery District: 2 – North Hills
	City Council District: 1 – Brunner
	For Further Information: Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com

5.	Location: 824 E. 19 th Street (APN: 021-0270-015-00) (3/10/10)
	Proposal: To legalize the conversion of a detached accessory structure into habitable space and 2 nd story addition above the existing rear structure on a lot containing a two story duplex.
	Applicant/ Anthony Pham
	Phone Number: (510) 520-2609
	Owner: Wen J Wang
	Case File Number: DV10-068
	Planning Permits Required: Regular Design Review for the conversion of a detached accessory structure and 235 sq/ft rear second story addition; Minor Variance for continuation of a legal non-conforming setback (1' side yard setbacks where 5' is required)
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	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
	Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: D2+
	Service Delivery District: III
	City Council District: 2
	For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

AOFs for the Week of 4/9/10

