

**APPLICATIONS ON FILE**  
**April 2, 2010**

**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:**

**April 19, 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.

<b>1.</b>	<b>Location:</b> 2333 Valley Street (APN: 008 -0665-006-00) (2/23/10)
	<b>Proposal:</b> To establish four (4) live-work units in an industrial/commercial building.
	<b>Applicant/</b> Mark McClure
	<b>Phone Number:</b> (510) 268-8500 x 32
	<b>Owner:</b> Byong Yu/Korean Plaza
	<b>Case File Number:</b> CD10-049
	<b>Planning Permits Required:</b> Minor Conditional Use Permit for four (4) Joint Living-Working Quarters to be developed within an industrial/commercial building in the C-60 Zone, without required commercial orientation on the ground floor per OMC Sec. 17.102.195; Regular Design Review
	<b>General Plan:</b> Community Commercial
	<b>Zoning:</b> C-60 City Service Commercial Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Conversion of small structures; 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; Survey rating: C-3 (minor importance)
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 3
	<b>For Further Information:</b> Contact case planner <b>David Valeska</b> at (510) 238-2075 or <a href="mailto:dvaleska@oaklandnet.com">dvaleska@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> 2809 High Street (APN 032-2057-018-00) (3/2/10)
	<b>Proposal:</b> To construct a 1,240 square-foot two-story second dwelling unit attached to the rear of an existing 2,600 square-foot single-family dwelling.
	<b>Applicant/</b> Yung Shu Voong
	<b>Phone Number:</b> (925) 890-6308
	<b>Owner:</b> Yung Shu Voong
	<b>Case File Number:</b> DR10057
	<b>Planning Permits Required:</b> Regular Design Review for a new dwelling unit
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303 of the State CEQA Guidelines: Construction of a small structure; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b> No Historic Status
	<b>Service Delivery District:</b> IV
	<b>City Council District:</b> 4
	<b>For Further Information:</b> Contact case planner <b>Leigh McCullen</b> at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a>

**3.**                   **Location:** 435 Panoramic Way (APN: 048H-7704-084 to -092) (3/19/10)  
**Proposal:** To construct additions, demolitions & alterations to an existing 3,296 s.f. one-family dwelling, including:  
(a) Entry Level - Add 32 s.f. at entry, remove 238 s.f. at rear/north end;  
(b) Second Level - Add 369 s.f. and remove 333 s.f.; and  
(c) Lower Level – Add 1,072 s.f. (new bedroom, office, gym, laundry area).  
Total added floor area = 902 s.f.  
The project also includes a Tentative Parcel Map to merge 7 existing parcels into 2 parcels, under same ownership.  
**Applicant/Phone Number:** Peter Golze, Bayfront Architecture / (510) 548-4363  
**Owners:** Bryan Walker and Michelle Min  
**Case File Numbers:** CDV09-252/ TPM09968 (Tentative Parcel Map for lot merger)  
**Planning Permits Required:** Regular Design Review for additions and alterations, Minor Variances to: (a) increase the height of the structure within existing nonconforming side and rear yards, and (b) for portions of the additions to encroach into the required rear yard within existing nonconforming footprint;  
Tentative Parcel Map to merge 7 existing parcels into 2 parcels, under same ownership;  
Minor Conditional Use Permit for the existing driveway to be a Shared Access Facility crossing over two lots resulting from the lot merger  
**General Plan:** Hillside Residential  
**Zoning:** R-10 Estate Residential Zone/  
S-4 Design Review Combining Zone  
**Environmental Determination:** 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  
**Historic Status:** Not a Potential Designated Historic Property;  
**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](mailto:aclevenger@oaklandnet.com)

**4.**                   **Location:** 4042 Everett Avenue (APN: 024 -0520-040-01) (3/2/10)  
**Proposal:** To convert a duplex into two (2) condominium units.  
**Applicants/Phone Number:** Justin Dawson (510) 821-2319  
**Owners:** Justin & Norma Dawson  
**Case File Number:** TPM09985  
**Planning Permits Required:** Tentative Parcel Map to subdivide a Two-Family Residential Facility for condominium purposes  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-30 One-Family Residential Zone  
(continued on page 4)

(continued from page 3)	Exempt, Section 15301(k) of the State CEQA Guidelines:
<b>Environmental Determination:</b>	Existing Facilities (Division of multiple family residences into common interest ownership); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
<b>Historic Status:</b>	NHP (Non-Historic Property); Survey rating: X
<b>Service Delivery District:</b>	III – Central/Chinatown/Lower Hills
<b>City Council District:</b>	5 – De La Fuente
<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>5.</b>	<b>Location:</b> <b>1461, 1463 &amp; 1467 34<sup>th</sup> Street</b> <b>(APNs: 007 -0595-005-00 &amp; 007 -0595-006-00) (noticed 7/7/08 as a condominium conversion; revised 1.8.10)</b>
	<b>Proposal:</b> To subdivide two existing lots containing three existing building into three lots, with each lot containing one building.
	<b>Contact Person/</b> Matt Novak
	<b>Phone Number:</b> (510) 428-1714
	<b>Owners:</b> Kathy & Michael Kuhner
	<b>Case File Number:</b> <b>TPM 8838 &amp; CU10-032</b>
	<b>Planning Permits Required:</b> Tentative Parcel Map to subdivide two existing lots into three lots; Minor Conditional Use Permit to subdivide a parcel with existing buildings and waive the minimum lot area, lot width, minimum frontage, and minimum yard requirements
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-36 Small Lot Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15305(a) of the State CEQA Guidelines: Minor lot line adjustments; Exempt, Section 15315 of the State CEQA Guidelines: Minor land division; 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: D2+ (Minor Importance)
	<b>Service Delivery District:</b> 1
	<b>City Council District:</b> 3
	<b>For further information:</b> Contact case planner <b>Ulla-Britt Jonsson</b> at (510) 238-3322 or <a href="mailto:ujonsson@oaklandnet.com">ujonsson@oaklandnet.com</a>

<b>6.</b>	<b>Location:</b> <b>471 &amp; 477 25th Street, 474 24<sup>th</sup> Street (APNs: 008 -0674-028-00, 008 -0674-015-01, 008 -0674-027-00) (3/26/10)</b>
	<b>Proposal:</b> Variance to allow a parcel map waiver to combine 3 parcels into one parcel, where a double frontage lot would result, otherwise not allowed by code.
	<b>Applicant/Phone Number:</b> Drew Mickel (925) 674-8400
	<b>Owners:</b> Diane Iglehart and W. Traverso
	<b>Case File Number:</b> <b>V10-084</b>
	<b>Planning Permits Required:</b> Minor Variance from Section 16.16.170 of the Oakland Municipal Code (Subdivision Ordinance) for 0.5 acre, subject to pending Parcel Map Waiver PMW10-003 to combine 3 parcels, with frontage on both 24 <sup>th</sup> Street and 25 <sup>th</sup> Street (double frontage lot variance); regarding CU10-034 for art galleries
(continued on page 5)	

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<b>General Plan:</b>	Community Commercial
<b>Zoning:</b>	C-60 City Service Commercial Zone
<b>Zoning (“Best Fit” Approved):</b>	C-40 Community Thoroughfare Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines: Conversion of small structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
<b>Historic Status:</b>	APN 008 -0674-028-00: Potential Designated Historic Property; Survey rating: Dc+ (API contingency contributor, of no particular interest, 25 <sup>th</sup> Street Garage Historic District); Other parcels: Not rated
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	3
<b>For Further Information:</b>	Contact case planner <b>David Valeska</b> at (510) 238-2075 or <a href="mailto:dvalueska@oaklandnet.com">dvalueska@oaklandnet.com</a>

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