

APPLICATIONS ON FILE
March 5, 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:

March 22, 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:** 6126 LaSalle Avenue (APN: 048F-7353-018-00) (2/11/10)
 Proposal: To establish 1,626 sq/ft donut /coffee shop within a commercial retail space (chocolate shop).
 Applicant/Phone Number: Ann Moody (510) 339-1847
 Owner: Ann C. Steppan
 Case File Number: CU10-041
 Planning Permits Required: Minor Conditional Use Permit to establish a Limited Service Restaurant Café Commercial Activity in the C-27 Zone
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-27 Village Commercial Zone
 Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Minor alterations to an existing facility; 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; No survey rating
 Service Delivery District: 2
 City Council District: 4
 For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

2. **Location:** 4945-4947 Shafter Avenue (APN: 013 -1146-008-00) (1/27/10)
 Proposal: To convert an existing two-unit residential property to condominiums.
 Applicant/Phone Number: Joe Sordi (510) 376-0037
 Owner: Thomas Anthony
 Case File Number: TPM 9933
 Planning Permits Required: Tentative Parcel Map for condominium purposes
 General Plan: Mixed Housing Type Residential
 Zoning: R-35 Special One-Family Residential Zone
 Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multi-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 - Brunner
 For further information: Contact case planner **Holly Pearson** at (510) 238-3079 or hpearson@oaklandnet.com

3. **Location:** 4945-4947 Shafter Avenue (APN: 013 -1146-008-00) (1/19/10)
 Proposal: To demolish a 487 square foot one-car garage and construct a 565 square foot two-car garage in its place.
 Applicant/Phone Number: John Newton (510) 526-7370
 Owner: Thomas Anthony
 Case File Number: V10-012
 Planning Permits Required: Minor Variances to allow (1) approximately 83% coverage in the rear setback area where a maximum of 50% coverage is permitted and (2) a wall height of 11'8" for the garage where a maximum of 9' is permitted
 General Plan: Mixed Housing Type Residential
 Zoning: R-35 Special One-Family Residential Zone

(continued on page 3)

(continued from page 2)

Environmental Determination: Exempt, Section 15303(e) of the State CEQA Guidelines:
Construction of a small accessory structure;
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 - Brunner

For further information: Contact case planner **Holly Pearson** at (510) 238-3079 or
hpearson@oaklandnet.com

4. **Location:** 471 & 477 25th Street, 474 24th Street (APNs: 008-0674-028-00, 008-0674-015-01, 008-0674-027-00) (2/4/10)

Proposal: To merge 3 lots and establish an art gallery (retail sales, art production, events) in a ground floor commercial space.

Applicant/Phone number: Drew Mickel (925) 674-8400

Owners: Diane Iglehart & W. Traverso

Case File Number: CU10-034/PMW10-003

Planning Permits Required: Minor Interim Conditional Use Permit for General Retail Sales Commercial (art gallery), Custom Manufacturing, Nonassembly Cultural Civic, Personal Instruction and Improvement and Small Scale Entertainment Commercial Activities in the C-60 Zone; Parcel Map Waiver to combine 3 parcels into one parcel

General Plan: Community Commercial

Zoning: C-60 City Service Commercial Zoning District

“Best Fit” Request: C-40 Community Thoroughfare Zoning District

Environmental Determination: 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

Historic Status: APN 008-0674-028-00: Potential Designated Historic Property; Survey rating Dc+ (API contingency contributor, of no particular interest, 25th Street Garage Historic District)

Service Delivery District: 2

City Council District: 3

For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or
dvaleska@oaklandnet.com

5. **Location:** 1737 13th Street (APN: 006 -0027-021-00) (11/16/09)

Proposal: To legalize the construction of a 773 square-foot one-story addition at the rear of an existing 836 square-foot one-story single-family residence; the addition would maintain the 0.27-foot setback of the existing structure.
(This is a REVISED NOTICE due to an error on the first notice of both the size of the original structure and proposed addition)

Applicant / Phone Number: Elpidio Ramos (510) 385-6217

Owner: REO Homes LLC

Case File Number: DV09-250

Planning Permits Required: Regular Design Review for a residential addition requiring a Variance; Minor Variance for a .27-foot side yard setback where 3-feet is required

(continued on page 4)

(continued from page 3)

General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone /
S-16 Industrial-Residential Transition Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor Alterations to an Existing Facility;
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: C1+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Ulla-Britt Jonsson** at (510) 238-3322 or
ujonsson@oaklandnet.com

6. **Location:** 2805 Telegraph Avenue (APN: 009 -0697-004-00) (10/22/09)
Proposal: To legalize a check cashing center located within an existing 750 sq/ft former retail space.
Applicant /Phone Number: Izzuddin Ahmed (415) 850-9725
Owner: Izzuddin Ahmed
Case File Number: CVD09-222
Planning Permits Required: Minor Conditional Use Permit to legalize a Check Cashing Center; Minor Variance is for relief from Planning Code Sec.17.102.430 Regulations applying to Check Cashing Activities (1,000' separation requirement); Regular Design Review to legalize wall mounted signage for the establishment in C-40 Zone
General Plan: Community Commercial
Zoning: C-40 Community Thoroughfare Commercial Zone/
S-4 Design Review Combining Zone
Environmental Determination: Exempt, 15303 of the State CEQA Guidelines:
Conversion of small structures;
Exempt, Section 15311(a) of the State CEQA Guidelines:
Accessory Structures (On-premise signs);
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; No survey rating
Service Delivery District: 2
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or
jmadani@oaklandnet.com

7. **Location:** 16035 Broadway Terrace (APN: 048G-7430-001-01) (2/18/10)
Proposal: To construct a new single family dwelling on a vacant lot.
Applicant/Phone Number: Robert Nebolon (510)525-2725
Owner: Kyle Rhorer
Case File Number: DV10-044
Planning Permits Required: Regular Design Review for new construction;
Minor Variance to allow the building to exceed the 35-foot maximum wall length along the side property line (9-foot setback proposed where 18 feet minimum / 20% of lot width is required)

(continued on page 5)

(continued from page 4)

General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
New construction of small 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 (PDHP); Survey rating:
N/A
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or
mbrenyah@oaklandnet.com

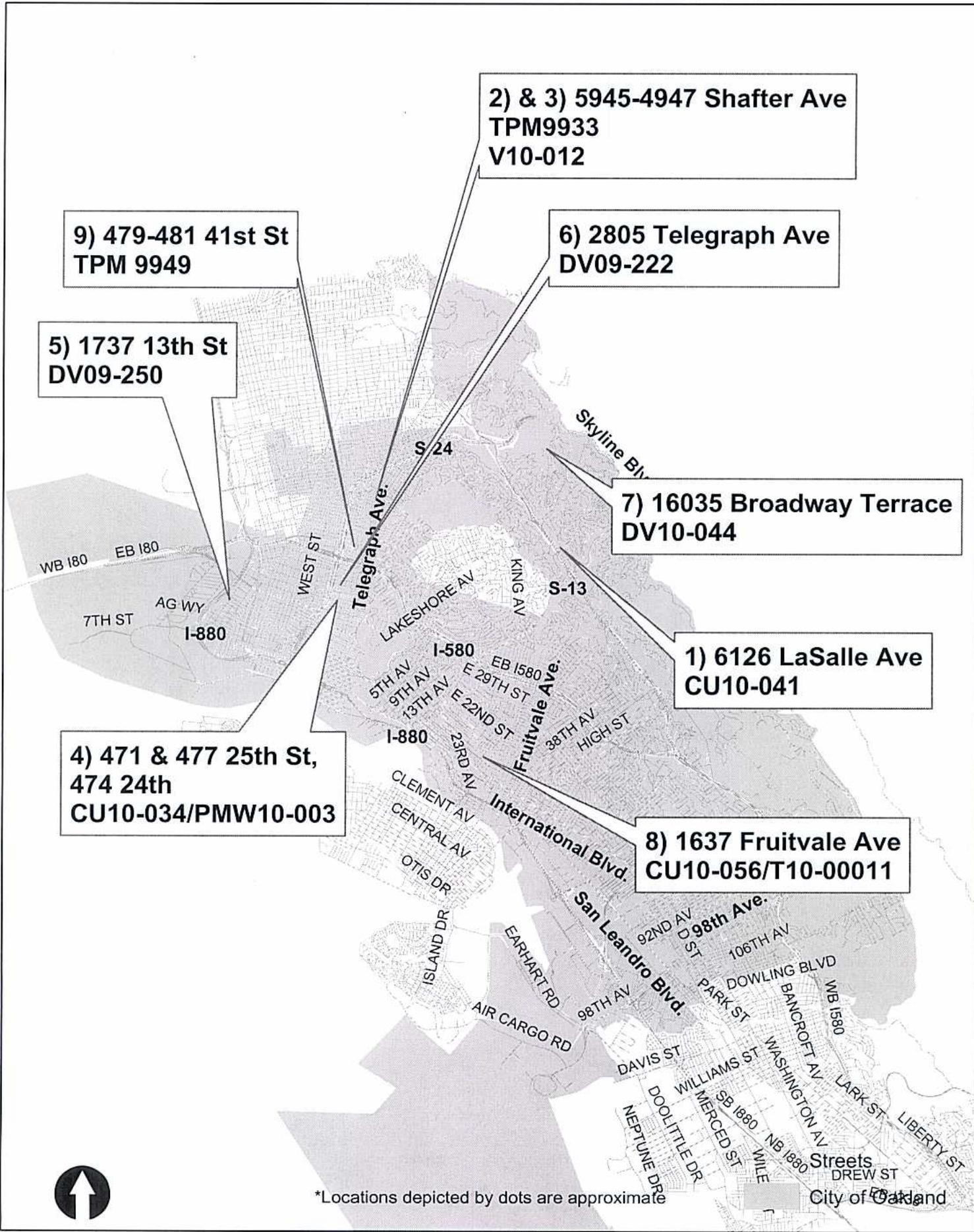
8. **Location:** 1637 Fruitvale Avenue (APN: 025-0722-026-00) (3/1/10)
Josie De La Cruz Park
Proposal: To complete phase 2 of the park Master Plan to construct a new
basketball court, synthetic turf area, new fencing, new landscaping, new
walkways, lighting upgrades, and ADA upgrades.
Applicant / Denise Louie/ City of Oakland
Phone Number: (510) 238-3682
Owner: City of Oakland
Case File Numbers: CU10-056/T10-00011
Planning Permits Required: Minor Conditional Use Permit To complete phase 2 of the Joise De La
Cruz Park Master Plan to construct a new basketball court, synthetic,
turf area, new fencing, new landscaping, new walkways, lighting
upgrades, and ADA upgrades.
Tree Protection Permit for 32 Protected trees within 10-feet of proposed
development
General Plan: Urban Open Space
Zoning: Open Space Neighborhood Park (NP)
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alteration to existing facilities;
Exempt, Section 15303 of the State CEQA Guidelines:
New construction of small structures;
Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan, general plan or zoning
Historic Status: No Historic Record
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or
mbradley@oaklandnet.com

9. **Location:** 479-481 41st Street (APN: 012 -1011-021-00) (1/6/10)
Proposal: One parcel subdivision to convert an existing two-story 2-unit
residential apartment building to a new 2 unit condominium ownership.
Applicant /Phone Number: Joe Sordi/J.S. Real Estate Consulting (510) 376-0037
Owner: Tom Anthony/Alterre Partners, LLC
Case File Number: TPM 9949
Planning Permits Required: Tentative Parcel Map to create a two unit residential condominium
ownership property
(continued on page 6)

(continued from page 5)

General Plan:	Urban Residential
Zoning:	R-70 High Density Residential Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Subdivision 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: XC3
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

AOFs for the Week of 3/5/10



2) & 3) 5945-4947 Shafter Ave
TPM9933
V10-012

9) 479-481 41st St
TPM 9949

6) 2805 Telegraph Ave
DV09-222

5) 1737 13th St
DV09-250

7) 16035 Broadway Terrace
DV10-044

4) 471 & 477 25th St,
474 24th
CU10-034/PMW10-003

1) 6126 LaSalle Ave
CU10-041

8) 1637 Fruitvale Ave
CU10-056/T10-00011

*Locations depicted by dots are approximate



Streets
City of Oakland