

APPLICATIONS ON FILE  
February 19, 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:**

**March 8, 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:** Gravatt Drive (APNs: 048H-7606-051-06 and 048H-7606-051-07) and east of 530 Gravatt Drive

**Proposal:** Parcel subdivision to create four new parcels from two existing parcels for the purpose of constructing single family dwellings on hillside property.

**Applicant/** Carlos Plazola/Terra Linda Development  
**Phone Number:** (510) 207-7238

**Owner:** Steve Anderson /DFI Funding

**Case File Numbers:** TPM 9884/CP09082

**Planning Permits Required:** Tentative Parcel Map to create a four lot subdivision from two existing parcels measuring 49,570 square-feet in area;  
Creek Protection Permit, Category III for work within 20' of top of bank

**General Plan:** Hillside Residential

**Zoning:** R-30 One-Family Residential Zone

**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines:  
In-Fill Development Projects;  
Section 15183 of the State CEQA Guidelines:  
Projects Consistent with a Community Plan, General Plan, or Zoning

**Historic Status:** No historic record; vacant parcels

**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

2.                   **Location:** 2134- 9<sup>th</sup> Avenue (APN: 021 -0283-015-00) (1/25/10)

**Proposal:** To raise a single-family home 3-feet in height, relocate to 5-feet in distance from the east property line, and create a new 1,425 square-foot second dwelling unit in the lower level.

**Applicant/Phone Number:** Bill Wong (510) 717-2228

**Owner:** Tony Chang

**Case File Number:** DR10-019

**Planning Permits Required:** Regular Design Review to modify a single-family dwelling and convert it into a Two-Family Residential Facility by adding a second dwelling unit

**General Plan:** Mixed Housing Type Residential

**Zoning:** R-50 Medium Density Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Existing Facilities;  
Exempt, Section 15303 of the State CEQA Guidelines:  
New Construction;  
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: D2+

**Service Delivery District:** 3

**City Council District:** 2

**For further information:** Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com



5.                   **Location:** 613 14<sup>th</sup> Street & 1307 Jefferson Street  
                      **Proposal:** To revise approved project to create 13 additional units by converting some two-story units to one-story units (no exterior changes) and revision to Minor Variance for reduced number of parking spaces (12 residential spaces less than required).  
  
                      **Applicant/** Brian Pianca/Wood Partners  
                      **Phone Number:** (415) 888-8537  
                      **Owner:** Wood Partners  
                      **Case File Numbers:** REV10-005/PUDF04370  
                      **Planning Permits Required:** Revision to Final Planned Unit Development to create 13 additional residential units, and revision to Minor Variance for reduced number of parking spaces  
  
                      **General Plan:** Central Business District  
                      **Zoning:** CBD-X Central Business District Mixed Commercial Zone (Approved under: C-51 Central Business Service Commercial Zone/ S-17 Downtown Residential Open Space Combining Zone)  
  
                      **Environmental Determination:** Reliance on Addendum to City Center EIR prepared in October 2003, and previously certified EIR; no further environmental review is required  
  
                      **Historic Status:** Not a Potential Historic Designated Property  
                      **Service Delivery District:** I – West Oakland  
                      **City Council District:** 3  
                      **For Further Information:** Contact case planner Lynn Warner at (510) 238-6983 or [lwarner@oaklandnet.com](mailto:lwarner@oaklandnet.com)

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# AOFs for the Week of 2/19/10

3) 4308 Telegraph Ave  
CU10-0030

1) Gravatt Dr  
TPM 9884/CP09082

5) 613 14th St &  
1307 Jefferson St  
REV100005/PUDF04370

2) 2134 - 9th Ave  
DR10-019

4) 801 Franklin St  
DR10-018



\*Locations depicted by dots are approximate

Streets

City of Oakland

