

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:

February 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.

3. **Location:** 414 and 418 29th Avenue (APNs: 025 -0676-011-00, 025 -06-012-00) (1/1/10)
 Proposal: Design revisions and condominium subdivision to previously approved five-story, 16,614 sq ft building containing 6 work/live units and 8 residential units.
Applicant/Phone Number: Terra Linda Development Services c/o Carlos Plazola (510) 207-7238
 Owner: Lands of 29th Avenue Group, LLC
 Case File Number: REV100001 / TPM09634
Planning Permits Required: Revision to DR07306 to alter façade and floor plan; Tentative Parcel Map for condominium purposes
 General Plan: Housing and Business Mix
 Zoning: HBX-3 Housing and Business Mix 3 Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines: Subdivision into four or fewer parcels; 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: IV
 City Council District: 5
For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

4. **Location:** 5363 Bancroft Avenue (APN: 035 -2393-029-00) (12/23/09)
 Proposal: To convert a 1,184-square-foot one-story building (originally constructed as a single-family home and converted into office space by Zoning approval) into a 3,325-square-foot two-story duplex by raising the building 8' -4", constructing a new ground floor and two-story rear addition, creating rear open parking, and establishing a dwelling unit at each floor.
Applicant / Phone Number: Long Lai (510) 529-8586
 Owner: Long Lai
 Case File Number: DR09290
Planning Permits Required: Regular Design Review to create a Two-Family Residential Facility in the C-30 Zone
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-30 District Thoroughfare Commercial Zone / S-4 Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines: New Construction or Conversion of Small Structures; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan, or Zoning
 Historic Status: Non-Historic Property; Survey rating: not available
Service Delivery District: V – Central East Oakland
 City Council District: 7 – Reid
For further information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

5. **Location:** 1741-1743 7th Avenue (APN: 021 -0220-006-02) (11/10/09)
 Proposal: To legalize and remodel existing habitable space located on the second floor of a two-story two-family dwelling and construct a 71 square foot, second floor, rear addition.
Applicant/Phone Number: Derek Chau (510) 715-7260
 Owners: Jenny Nguyen and Thu Hoang

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Case File Number: DV09-247
Planning Permits Required: Minor Variance to expand along an existing 2.9-foot side yard setback where 4 feet is required;
Regular Design Review for alterations to a two-family dwelling
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines;
Minor alterations to existing two family dwelling;
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: F2-
Service Delivery District: III
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

6. **Location:** 1459 MacArthur Boulevard (APN: 023 -0516-001-00) (1/11/10)
Proposal: To create thirty (30) condominium units.
Applicant/Phone Number: Ray Kai, LLC (650) 756-1928
Owner: Same
Case File Number: TPM 07718
Planning Permits Required: Tentative Parcel Map for the creation of 30 condominium units
General Plan: Mixed Housing Type Residential
Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination: 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
Historic Status: Not a Potential Designated Historic Property (new construction); Survey rating: None
Service Delivery District: 3
City Council District: 5
For further information: Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

7. **Location:** 1087 55th Street (APN: 013 -1185-014-01) (11/9/09)
Proposal: To subdivide an existing 6,005 square-foot parcel into two new mini-lots (Parcel A= 2,788 sq. ft. / Parcel B= 3,217 sq. ft.). Proposal includes conversion of the existing duplex into a single-family residence on proposed Parcel A fronting the street; and construction of a new single-family residence on proposed Parcel B to the rear of Parcel A.
Applicants/Phone Number: Kathy Kuhner & Matt Novak (510) 428-1714
Owners: Kathy & Peter Kuhner
Case File Numbers: TPM9923 / CD09-243
Planning Permits Required: Tentative Parcel Map and Minor Conditional Use Permit to subdivide an existing 6,005 square-foot parcel into two new mini-lots (Parcel A= 2,788 sq. ft. / Parcel B= 3,217 sq. ft.). Regular Design Review to convert existing duplex on site into a single-family residence on proposed Parcel A fronting the street; and construct a new single-family residence on proposed Parcel B to the rear of Parcel A
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zoning District

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Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines: New 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), secondary importance or superior example; Survey Rating: C3; duplex, year built: 1890s (est.)
Service Delivery District:	2
City Council District:	1
For Further Information:	Contact Ed Manasse at (510) 238-7733 or emanasse@oaklandnet.com
