

APPLICATIONS ON FILE
June 25, 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:

July 12, 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: 1931 E 25 th St. (APN: 022 -0328-027-00)
	Proposal: Legalization of rear 2 nd story addition of approximately 242 sq/ft to accommodate a (n) bedroom and a storage closet to an existing 1,732 sq/ft single family residence.
	Applicant/ Frank Do
	Phone Number: (510) 710-0806
	Owner: Thuan Lam
	Case File Number: DV10-134
	Planning Permits Required: Regular Design Review for the legalization of a 242 sq/ft rear second story addition; Minor Variance for continuation of a legal non-conforming setback (1'-8" side yard setbacks where 5' is required)
	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 facilities; 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: Dc3
	Service Delivery District: III
	City Council District: 2
	Date filed: March 10, 2010
	For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

2.	Location: 3225 ("3229") Lake Shore Avenue (APN: 011 -0838-022-00)
	Proposal: To establish a yoga studio ("Namaste Yoga" / additional location) with related retail located at the front of the space. Hours would be 9am-9pm weekdays and 9am-6pm weekends.
	Applicant/ Kimberly Leo
	Phone number: (510) 499-3838
	Owner: Richard Weinstein
	Case File Number: CU10-128
	Planning Permits Required: Minor Conditional Use Permit for Personal Instruction and Improvement and Small Scale Entertainment Commercial Activity in the C-20 Zone (OMC Sec. 17.38.040(C))
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-20 Shopping Center Commercial Zone/ S-9 Retail Frontage Combining Zone
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Operation/leasing of existing facilities; 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: C2 (ASI contributor if restored/Lake Shore Avenue Commercial Historic District)
	Service Delivery District: III – Central/Chinatown/Lower Hills
	City Council District: 2 – Kernighan
	Date Filed: May 19, 2010
	For further information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

3.	Location: 893 & 897 56th Street (APN: 014 -1197-021-00)
	Proposal: To subdivide one corner parcel containing two existing detached residential facilities into two separate parcels.
	Owner/Applicant: Prescott Holdings, LLC
	Contact/ Justin Wallway
	Phone Number: (510) 952-1028
	Case File Number: TPM09970/CU10-090
	Planning Permits Required: Tentative Parcel Map to subdivide one parcel into two parcels; Minor Conditional Use Permit to waive requirements for minimum lot area, minimum setback yards, and off-street parking requirements
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone
	Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines: Minor Land Divisions; Section 15183 of the State CEQA Guidelines: Projects consistent with a General Plan, Community Plan or Zoning.
	Historic Status: Not Potential Designated Historic Properties; Survey Rating: X
	Service Delivery District: 2
	City Council District: 1
	Date filed: April 8, 2010
	For further information: Contact case planner Mike Rivera at (510) 238-6417 or mriviera@oaklandnet.com

4.	Location: 13200 Slope Crest Drive (APN: 085 -0109-034-00)
	Proposal: To legalize and complete a 1,104 square-foot two-story addition to a 2,006 square-foot one-story single-family home on an 8,797 square-foot cross-sloping corner lot where the project exceeds the scope of approvals which have expired. The project also includes construction of a deck and fence and installation of landscaping.
	Applicant/ Tom King
	Phone number: (916) 932-7000
	Owner: Emmaus Opportunity Investors, LLC
	Case File Number: DV10-163
	Planning Permits Required: Regular Design Review for construction in the R-30 Zone requiring a Variance (OMC Sec. 17.16.030, 17.136.040(A)(2); Minor Variances (2) for a street side left side yard measuring 6'-9.5" where 10-feet is required (OMC Sec. 17.16.120(B) and a rear yard measuring 7-feet in depth where a Variance for 15-feet was approved (OMC Sec. 17.16.120(D))
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Additions to existing 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: F3 (Post-1945)
	Service Delivery District: IV – San Antonio/Fruitvale
	City Council District: 6 – Brooks
	Date Filed: June 18, 2010
	For further information: Contact case planner Aubrey Rose, Planner II at (510) 238-2071 or arose@oaklandnet.com

Applications on File for the Week of 6/25/10

