

**APPLICATIONS ON FILE
July 2, 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 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.

1. **Location:** 9234, 9236 and 9238 MacArthur Boulevard (APN: 048 -5600-026-00)
 Proposal: Condominium conversion of three residential units.
 Applicant/ John Gutierrez
 Phone Number: (510)647-0600
 Owner: RECO Investors, LLC
 Case File Number: TPM09978
Planning Permits Required: Tentative Parcel Map for a condominium conversion of three residential units

 General Plan: Urban Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Division of an 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: No Historic Record
Service Delivery District: 6
 City Council District: 7
 Date filed: June 3, 2010
For further information: Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

2. **Location:** 2110 Mountain Boulevard (APN: 048F -7351-012-03)
 Proposal: To establish a bank (financial service) on the ground floor of an existing commercial building.
 Applicant/ Heidi Miller
 Phone Number: (925) 818-4132
 Owner: 2110 Mountain LLC
 Case File Number: CD10-149
Planning Permits Required: Minor Conditional Use Permit to allow a Consultative and Financial Service Commercial Activity on the ground floor of an existing commercial building located 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 alteration to existing facilities;
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: 4
 Date filed: June 9, 2010
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

3.	Location: 1001 42 nd Street (APN: 012 -1023-001-01)
	Proposal: To establish a new Mini-Telecommunication Facility with 9 antenna panels located within a decorative screen on the roof of an industrial building, related equipment cabinets located on ground floor within existing building, and a generator located within detached existing enclosed facility within in the City of Emeryville boundary.
	Applicant/ Charnel James/NSA Wireless (for Verizon Wireless)
	Phone Number: (530) 219-1833
	Owner 1001 42 nd Street LLC
	Case File Number: DR10-162
	Planning Permits Required: Regular Design Review to install a Mini Telecommunication Facility
	General Plan: HBX Housing Business Mix
	Zoning: HBX-2 Housing Business Mix 2 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: Dc3 (Minor Importance, Potentially Secondary Importance or Superior)
	Service Delivery District: 2
	City Council District: 1
	Date filed: June 18, 2010
	For further information: Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

4.	Location: 2741 Darnby Drive (APN: 048D -7287-010-00)
	Proposal: To construct a 186 square-foot upper floor addition to the front of an existing single family dwelling.
	Applicant/ Patrick O'Brien, Architect
	Phone Number: (510) 452-9152
	Owners: Jim & Laura Kroger
	Case File Number: DV10-171
	Planning Permits Required: Minor Variance to maintain a 3'-10" side yard setback (where 5 feet minimum is required); Regular Design Review for residential addition
	General Plan: Hillside Residential
	Zoning: R-30 One-Family 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: Not a Potential Designated Historic Property (PDHP); Survey rating: N/A
	Service Delivery District: 2
	City Council District: 4
	Date filed: June 25, 2010
	For further information: Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

5.	Location: 5369 Locksley Avenue (APN: 014 -1255-008-00)
	Proposal: To construct a 1,170 square foot second floor addition to an existing 1,200 square foot one-story single family dwelling.
	Applicant/ Shaun Masuda
	Phone Number: (415) 314-3198
	Owners: Laurent and Morgan Rouquette
	Case File Number: DV10-118
	Planning Permits Required: Regular Design Review for 1,170 s.f. second floor addition; Minor Variances to (a) construct the addition 1'-6" and 3'-6" from the side property lines where 5'-0" minimum is required and (b) to build the upper-story 0'-0" from the front face of the building where 12'-0" is the minimum required where there is a one-story context for 60% of the surrounding properties
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone
	Environmental Determination: Exempt, Section 15301(e) of the State CEQA Guidelines: Additions to existing 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); Survey rating: D2+ (Hudson and Shafter (HDS) historic district)
	Service Delivery District: 2
	City Council District: 1
	Date filed: May 10, 2010
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

6.	Location: 2427 International Boulevard (APN: 020 -0104-004-03)
	Proposal: Remove approximately 1,175 sq/ft of "Everything's \$1.00..or Less" signage and replace with internally illuminated channel letters for "Dollar Tree" totaling 323 sq/ft of signage.
	Applicant/ David Randolph
	Phone Number: (916) 361-3200
	Owner: Ray Chilian
	Case File Number: DV10-159
	Planning Permits Required: Regular Design Review for installation of 323 sq/ft of signage; Minor Variance for continuation of a legal non-conforming signage (propose 323 sq/ft of signage where 250 sq/ft is allowed)
	General Plan: Neighborhood Center Mixed Use
	Zoning: C-28 Commercial Shopping District 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: Not A Potential Designated Historic Property (PDHP); Survey rating: No record
	Service Delivery District: 4
	City Council District: 5
	Date filed: June 14, 2010
	For further information: Contact case planner Jose M. Herrera-Preza at (510) 238-3808 or jherrera@oaklandnet.com

7. **Location:** **5631 Weaver Place (APN 037A-3142-011-00)**
 Proposal: New construction of a front, side and rear addition of approximately 1,735 sq/ft and interior remodel of an existing detached 3,412 sq/ft single family dwelling.

 Applicant/ Gregg Munn
 Phone Number: (925) 443-3338
 Owners: Stuart J. & Rachelle M. Karpeles
 Case File Number: **DR10-152**
Planning Permits Required: Regular Design Review for front, side and rear addition of approximately 1,735 sq/ft to an existing single family dwelling

 General Plan: Hillside Residential
 Zoning: R-1 One Acre Estate Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
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: F3

 Service Delivery District: IV
 City Council District: 6
 Date filed: June 10, 2010
 For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrera@oaklandnet.com

8. **Location:** **441 West MacArthur Boulevard (APN: 012 -0945-040-01)**
 Proposal: To convert an 8-unit apartment building into 4 two-unit condominium pods.

 Applicant/ Nina Guralnik
 Phone Number: (415) 307-6381
 Owner: Nina Guralnik
 Case File Number: **TPM07275**
Planning Permits Required: Tentative Parcel Map to create four condominium units
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-25 Office Commercial Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines:
Creation of 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 (PDHP); Survey rating: N/A

 Service Delivery District: 2
 City Council District: 1
 Date filed: October 25, 2006
 For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

9.	Location: 2100 M.L. King Jr. Way (APN: 008-0647-016; -017; -019; -020-01; & -021-01)
	Proposal: Construct 100 new rental units in three buildings across the project site, one of which is the restoration and re-use of the historic rectory building of the St. Francis De Sales Cathedral. The other two buildings would consist of a new podium building containing four stories over a partially below grade garage to the west of the rectory and the other a new three story wood frame building to the east of the rectory.
	Applicant: EAH Housing
	Contact person/ Benny Kwong
	Phone number: (415) 295-8857
	Owner: Oakland Housing Authority
	Case File Number: DV09-176 & TPM-9911
	Planning Permits Required: Regular Design Review for new construction; Minor Variances for a loading berth (one required; none proposed), and for a ground floor height of less than fifteen feet in height; Tentative Parcel Map to merge five lots into one.
	General Plan: Central Business District
	Zoning: CBD-X Zone – Central Business District – Mixed Commercial Zone (CBD Height Areas 4 & 1)
	Environmental Determination: Statutorily Exempt, Sections 15192 and 15194 of the State CEQA Guidelines: Affordable Housing Exemption; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, or zoning
	Historic Status: Potential Designated Historic Property (PDHP); Rating: B-1+ (API contributor of major importance to the Cathedral Historic District)
	Service Delivery District: Metro
	City Council District: 3
	Date filed: July 28, 2009
	For further information: Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com

Applications on File for the Week of 7/1/10

