

APPLICATIONS ON FILE
December 21, 2012

CITY OF OAKLAND
DEPARTMENT OF PLANNING, BUILDING AND
NEIGHBORHOOD PRESERVATION
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 Department of Planning, Building and Neighborhood Preservation – Zoning Division to the attention of the designated case planner, and by the end of the 17-day public comment period:

January 14, 2013

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 **Department of Planning, Building and Neighborhood Preservation – 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. If any interested party seeks to challenge such decision in court, an appeal **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 **Department of planning, Building and Neighborhood Preservation – Zoning Division**, 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:** 3625 MacArthur Boulevard (APN: 030-1980-061-00) 11/19/12
 Proposal: To establish a child care center for 32 children on the ground floor of a street fronting commercial building.
 Applicant/ Krystell Guzman
 Phone Number: (510) 402-8715
 Owner: Barbara Chang Trust
 Case File Number: CU12-231
Planning Permits Required: Minor Conditional Use Permit to allow a Community Education Civic Activity
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-2 Neighborhood Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
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; Survey rating: D3
Service Delivery District: IV
 City Council District: 4
 For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or JHerrera@oaklandnet.com

2. **Location:** 1517 Independence Way (APN: 020-0196-008-00) 11/08/12
 Proposal: Legalization of a 38 square foot addition to the rear of an existing 627 square foot single family home to result in 665 square of feet floor area.
 Applicant/ Frank Hughes
 Phone Number: (510) 827-5333
 Owner: Foothill Missionary Baptist Church
 Case File Number: DV12-221
Planning Permits Required: Regular Design Review for an addition requiring a Variance;
Minor Variance to maintain a legal non-conforming rear yard setback of 3 feet where 15 feet is required
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2 Mixed Housing Type Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to existing facilities;
Exempt, Section 15305 of the State CEQA Guidelines:
Minor Alterations in Land Use Limitations (set back variance);
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: Fd3
Service Delivery District: III
 City Council District: 2
 For further information: Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrera@oaklandnet.com

3. **Location:** 1582 – 5th Street (APN: 004-0099-025-00) 10/22/12
 Proposal: To construct a new single family dwelling on a vacant lot
 Owner: Roebuck Tatr
 Contact Phone Number: Matt Baran, Baran Studio (415)710-0486
 Case File Number: DR12-220
 Planning Permits Required: Regular Design Review to construct a new single family dwelling on a vacant lot
 General Plan: Mixed Housing Type Residential
 Zoning: RM-2 Mixed Housing Type Residential 2 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: 1
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

4. **Location:** 4420 Piedmont Avenue (APN: 013-1124-017-01)
 Proposal: Rebuilding 1,800 square-foot school building in same location and design specifications.
 Applicant/ Christopher Clark/Spanish Schools Inc.
Phone Number: (925) 528-9467
 Owners: John Towata Jr. and Georgianna Towata
 Case File Numbers: REV12-021 & CD12-199 (amends approved CU12-199 Conditional Use Permit, DS12-107 Small Project Design Review and CP12-081 Creek Protection Permit)
Planning Permits Required: Revisions to address additional demolition and reconstruction of the pre-existing 1,800 square-foot one story commercial structure in the same location and general volume for a previously approved private school. Regular Design Review for total reconstruction. Prior approvals include Conditional Use Permit CU12-199, Creek Permit CP12-081, and Small Project Design Review DS12-0107
 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-3 Neighborhood Commercial Zone
Environmental Determination: Exempt, Section 15302 of the State CEQA Guidelines:
Replacement or Reconstruction;
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
Service Delivery District: 2
City Council District: 1
For Further Information: Contact case planner **David Valeska** at (510) 238-2075 or dvaleska@oaklandnet.com

5. **Location:** 412 Monte Vista Avenue (APN: 012-0927-001-03) 11/15/12
 Proposal: To convert a single-family residence (11,241 gross floor area) to a 14 residential dwelling units (6,489 gross floor area) within the building envelope of the vacant residential facility, and to provide 3 parking spaces in the existing detached garage and 11 uncovered parking spaces along the southwest and northeast corners within the property.

 Applicant: Carlos Plazola for Buildzig
 Contact/Phone Number: (510) 207-7238
 Case File Number: DR12-229
Planning Permits Required: Regular Design Review to create new residential dwelling units in an existing residential facility

 General Plan: Urban Residential
 Zoning: RU-3 Urban Residential Zone-3
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: Potential Designated Historic Property; Survey Rating: B+3

 Service Delivery District: 2
 City Council District: 1
For Further Information: Contact case Planner **Mike Rivera**, at (510) 238-6417 or by email at mrivera@oaklandnet.com

6. **Location:** 3303 Lakeshore Avenue (APN: 011 -0838-013-00) 12/05/12
 Proposal: To establish a 1,123-sq. ft. fitness studio with a small retail component.
 Applicant/ Puneh Sohrabpour
 Phone Number: (510) 918-7626
 Owners: Donald B. McEtchin & Maria D. Arandamcetchin
 Case File Number: CU12-244
Planning Permits Required: Minor Conditional Use Permit to allow a Personal Instruction and Improvement Services Commercial Activity in the CN-1 Zone

 General Plan: Neighborhood Center Mixed Use
 Zoning: CN-1 Neighborhood Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning

 Historic Status: Non Historic Property; Survey rating: F (Non-contributor to Lakeshore Avenue Commercial Area of Secondary Importance)

 Service Delivery District: III
 City Council District: 2
For further information: Contact case planner **Kelly Cha** at (510) 238-4932 or KCha@oaklandnet.com

Applications on File for the Week of December 21, 2012

