

**APPLICATIONS ON FILE**  
**March 16, 2007**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**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 10-day public comment period:**

**March 26, 2007**

**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 10-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 ten (10) 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.



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**Case File Number:** V 07-078 (related to DV 04-005; TPM 8792)  
**Planning Permits Required:** Minor Variances for (a) 34% of compact parking spaces where 33% is required and (b) the dimensions of parking spaces adjacent to a column or other obstruction.

*The planning entitlements for this project were approved by the Zoning Administrator on October 29, 2004 and extended on September 30, 2006 (Case File DV04-005).*

**General Plan:** Central Business District  
**Zoning:** R-80 High-Rise Apartment Residential Zone  
S-17 Downtown Residential Open Space Combining Zone

**Environmental Determination:** The original project (Case File DV04-005) was found to be exempt per, Section 15332 of the State CEQA Guidelines; Infill Development Project. The proposed Minor Variances are exempt per Section 15183 and 15305 of the State CEQA Guidelines.

**Historic Status:** The existing building is not a Potentially Designated Historic Property (PDHP); The project is adjacent to two buildings in the Grove Street Historic District (GR1). This district is a PDHP and an Area of Primary Importance (API). The project is also across the street from the Corinthians Baptist Church, a city landmark and on the National Register of Historic Places.

**Service Delivery District:** Downtown Metro  
**City Council District:** 3  
**For further information:** Contact case planner **Heather Klein** at (510) 238-3659 or [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com).

4. **Location:** 15 Ormindale Court (APN: 048G-7446-035-00) (original plans submitted 6/12/06, revised plans submitted 2/22/07)  
*NOTE: This is a re-notification due to changes to the plans that occurred after the previous notice was issued. See Planning Permits Required section below for a revised project description.*

**Proposal:** To construct a new 4,811 square foot single-family dwelling, plus a 786 square foot garage, on a vacant downhill 11,490 square foot lot.

**Contact Person/ Phone Number:** Allan Brochier, Architect (510) 533-6699  
**Owner:** Leonid Zinchik & Alla Lipovetsky

**Case File Number:** DV 06-350  
**Planning Permits Required:** Residential Design Review and Site Development and Design Review to construct a new single-family dwelling, and Variances to: (a), exceed the 30 foot maximum permitted building wall height (up to 36 feet at highest point proposed), and (b) exceed the 6 foot maximum retaining wall height (up to 8 foot 6 inches proposed).

**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone  
S-11 Site Development and Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
New construction of small structures  
Exempt, 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  
No Survey Rating: Vacant Lot

**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com).



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**General Plan:** Estuary Plan: Residential Mixed Use  
**Zoning:** HBX-3 Housing and Business Mix - 3  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
Minor alterations to an existing structure  
Exempt, 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: Ed3  
**Service Delivery District:** 4  
**City Council District:** 5  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or  
[mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com).

**8.** **Location:** 1347 E 28<sup>th</sup> Street (APN: 022 -0356-018-02) (12/28/2006)  
**Proposal:** Lot split between two existing buildings.  
**Contact Person/Phone Number:** John Gutierrez  
(510) 647-0600  
**Owner:** Irene Goleski  
**Case File Number:** TPM 9343 & CU 06-621  
**Planning Permits Required:** Tentative Parcel Map and Conditional Use Permit to allow a lot split between  
two existing buildings.  
**General Plan:** Mixed Housing Residential  
**Zoning:** R-35 Special One Family Residential Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines:  
Minor land division  
Exempt, 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:** 3  
**City Council District:** 2  
**For Further Information:** Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or  
[skwon@oaklandnet.com](mailto:skwon@oaklandnet.com).

**9.** **Location:** 5449 Belgrave Place (APN: 048A-7040-005-00)(02/07/07)  
**Proposal:** To construct a 193 square foot, second-story addition above the rear and side  
building footprint and a new rear deck to a single-family dwelling.  
**Applicant:** Cindy Chan, Jarvis Architects  
**Contact /Phone Number:** (510) 654-6755  
**Owners:** Brad & Natasha Harrington  
**Case File Number:** DV 07-045  
**Planning Permits Required:** 1) Design Review for an addition to an existing single-family dwelling in the  
R-30 Zone and S-18 Mediated Residential Design Review Combining Zone;  
and 2) Variance to reduce the southerly side yard setback (where 5 feet is  
required) to 2 feet along the southwest side of the residence.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One Family Residential Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
New construction of small structures  
Exempt, Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan or zoning

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