
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 contacting the case planner and visiting our offices. 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:

January 3, 2005

A decision will be made on the application shortly after this date. If you challenge the application in court, you may 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.

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: 290 Capricorn Ave. (APN 048G-7424-093-00) (10/15/04)
	Proposal: To construct a 1,478 two-story addition to an existing two-story 910 s.f. single family residence.
	Applicant: David Claydon
	Contact Person/ David Claydon
	Phone Number: (925)946-9321
	Owner: Patrick Doherty
	Case File Number: DV04-486
	Planning Permits Required: Design Review to construct an addition to an existing single family dwelling with a Minor Variance to locate the addition 11' from the rear lot line where 20' minimum is required.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone, S-14 Community Restoration Combining Zone, and S-18 Mediated Residential Design Review Combining Zone.
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; additions to existing structures
	Historic Status: No historic record
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com

2. **Location:** 708 Trestle Glen Road (APN 011-0900-013-00) (10/20/04)
 Proposal: To construct a 138 square foot second story rear addition to a 2,296 square foot, two-story single-family dwelling.
 Applicant/ Carol Difilippo
Telephone Number: (510) 268-8246
 Owner: Carol Difilippo
 Case File Number: VDRC04-494
Planning Permits Required: Minor Variance for a 4' side yard setback where 5' is required and Special Residential Design Review for an addition to a single-family dwelling.
 General Plan: Detached Unit Residential
 Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
 Historic Status: Potential Designated Historic Property (PDHP); Survey rating: D2+
Service Delivery District: 3
 City Council District: 2
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

3. **Location:** 2323-2325 9th Avenue (APN 022-0316-024-00) (10/28/04)
 Proposal: To legalize a six-foot tall fence located within the required front yard.
 Applicant: Xiao Min Li
Contact Person/Phone Xiao Min Li
 Number: (510) 836-2323
 Owner: Xiao Min Li
 Case File Number: CU04-502
Planning Permits Required: Minor Conditional Use Permit to provide for a fence over 3.5' tall located within the required 15' front yard setback.
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; construction of small structures.
 Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C2+
Service Delivery District: 3
 City Council District: 2
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

4. **Location:** 2129 Mac Arthur Boulevard (APN 836-26-4-1) (10/04/04)
 Proposal: To establish a convenience market within an existing 1,653 square feet vacant ground floor commercial space.
 Applicant: Yehya Hassan
Contact Person/Phone (510)774-7365
 Owner: Raymond Silver
 Case File Number: CU04-506
Planning Permits Required: Conditional Use Permit to establish a convenience market on the ground floor of existing commercial space.
 General Plan: Neighborhood Center
 Zoning: C-31 Special Retail Commercial Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.
 Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C2+

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Applicant: David Claydon
Contact Person/Phone Number: David Claydon
(925) 946-9321
Owner: Tanya J. Garibaldi
Case File Number: **TPM-8392**
Planning Permits Required: Tentative Parcel Map to subdivide a 22,633square foot lot into three lots.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: No Determination, Section 15270 of the State CEQA Guidelines
Historic Status: Not a Potential Designated Historic Property, Survey Rating D3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Leigh McCullen** at **(510) 238-4977** or lmccullen@oaklandnet.com.

8. **Location:** **1108 International Boulevard (APN 020-0140-012-00) (11/20/04)**
Proposal: Tentative Parcel Map to create four new condominium units, three residential units on second floor and one commercial unit on the ground floor.
Applicant: Jeanne M. Chiang Architect
Contact Person/Phone Number: (510)893-1212
Owner: Don Ho
Case File Number: **TPM 8490**
Planning Permits Required: Tentative Parcel to create four new condominium units.
General Plan: Neighborhood center
Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15301(K) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
Historic Status: No historic record
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com

9. **Location:** **6401 Broadway Terrace (APN 048B-7139-001-01) (11/23/04)**
Proposal: To subdivide an existing 11,404 square foot parcel into two lots (Parcel "A" proposed to be 5,621 square feet and Parcel "B" proposed to be 5,783 square feet).
Applicant: Madeline Zayas-Mart
Contact Person/Phone Number: Madeline Zayas-Mart
(510)601-8907
Owner: Madeline Zayas-Mart
Case File Number: **TPM-8550**
Planning Permits Required: Tentative Parcel Map to subdivide an existing parcel into two lots
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone, S-14 Community Restoration Combining Zone and S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
Historic Status: No historic record (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