

APPLICATIONS ON FILE
December 2, 2005

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 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:

December 12, 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: 1805 Fruitvale Avenue (APN 025-0725-015-00) (10/07/05) |
| | Proposal: Mini lot development for four new single family homes. |
| | Applicant: Richard Janzen |
| Contact Person/Phone Number: | (510)339-7380 |
| | Owner: Kan & Jane Ng |
| | Case File Number: CDV04-121 & TPM-8831 |
| Planning Permits Required: | Conditional Use Permit for a mini lot development, Regular Design Review for new construction, minor variances for reduced rear yard (15'0" required; 10'0" proposed) and reduced curb cut separation (25'0" required; 10'0" proposed), and Tentative Parcel Map to subdivide one lot into four. |
| | General Plan: Urban Residential |
| | Zoning: R-60 Medium High Density Residential Zone |
| Environmental Determination: | Exempt, Sections 15303 & 15315 of the State CEQA Guidelines; new small structures and minor land divisions |
| | Historic Status: Potential Designated Historic Property (PDHP); survey rating: Dc3 |
| Service Delivery District: | 4 |
| City Council District: | 5 |
| For further information: | Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com |

(continued from page 2)

Case File Number: DR05-460
Planning Permits Required: Regular Design Review is required for any construction involving 3 or more units in the R-70 Zone.
General Plan: Urban Residential
Zoning: R-70 High Density Residential Zone
C-30 District Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill exemption
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C3X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

5. **Location:** 5249-55 Miles Avenue (APN: 014-1229-005-02) (9/15/05)
Proposal: Raise existing two-story duplex 6" in height; convert first floor from non-habitable to habitable space, construct additions to south and west side. Total addition of 510 s.f. to an existing 1,843 s.f. dwelling.
Applicant: Robert Nebolon, Architect
Contact Person/Phone Number: Robert Nebolon, Architect (510)525-2725
Owner: Dolores Shoemaker/Marcie Bodeaux
Case File Number: DR05-466
Planning Permits Required: Design Review for additions to an existing duplex
General Plan: Mixed Housing Type Residential
Zoning: R-40 Special One-Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; additions to existing structures.
Historic Status: Not a Potential Designated Historic Property; Survey Rating: X
Service Delivery District: 2
City Council District: 2
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

6. **Location:** 3294 Louise Street (APN 007-0594-030-00) (5/12/05)
Proposal: To remodel the existing commercial buildings and construct two new dwelling units above the existing structure.
Applicant: Kathy Kuhner
Contact Person/Phone Number: (510)985-0764
Owner: David and Kathy Kuhner
Case File Number: CD05-229 & DET05-098
Planning Permits Required: Interim Conditional Use Permit & Request for General Plan Determination
General Plan: **The existing General Plan Area is Mixed Housing Type Residential; however, the subject property has been determined to be Housing and Business Mix as indicated on the Zoning Update Map. This General Plan Determination is Appealable to the City Council. If you have any questions regarding this matter please contact the case planner listed below.**
Zoning: C-10 Local Retail Commercial Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; small structures

(continued on page 4)

(continued from page 3)

Historic Status: Not a Potential Designated Historic Property; Survey rating: *2-, property is located in the West Clawson Historic District
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

7. **Location:** 4171 MacArthur Boulevard (APN 030-1981-157-00)
Proposal: To establish a restaurant within an existing 1,595 square foot commercial building.
Applicant: Melanie Heck
Contact Person/Phone Number: Melanie Heck
(510) 669-1001
Owner: Marie Taylor
Case File Number: CD05-555
Planning Permits Required: Minor Conditional Use Permit for a general food sales activity in the C-31 zone and Regular Design Review for a two new wall mounted signs and one projecting sign totaling 22.5 square feet of sign area.
General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail Commercial 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: C2+
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

8. **Location:** 2916 - 2922 Linden Street (APN 005-0454-030-00) (9/2/05)
Proposal: Three unit condominium conversion
Applicant: John Gutierrez
Contact Person/Phone Number: (510)647-0600
Owner: Steve Newman
Case File Number: TPM-8539
Planning Permits Required: Tentative Parcel Map for condominium conversion.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
Historic Status: Not a Potential Designated Historic Property; Survey rating: *2-, property is located in the West Clawson Historic District
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

(continued from page 5)

Zoning: R-36, Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: Vacant Lot
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

12. **Location:** 1406 – 1416 32nd Street (APN 007-0594-017-00 & 018-00) (6/8/05)
Proposal: Construct a new three story two unit building, and convert the existing duplex on the property into a single family residence for a total of three units on the lot.
Applicant: Kathryn Porter
Contact Person/Phone Number: (510)655-2319
Owner: Kathryn Porter
Case File Number: CD05-292
Planning Permits Required: Minor Conditional Use Permit to allow three dwelling units in the C-10 Zone, and Regular Design Review for new construction.
General Plan: Mixed Housing Type Residential
Zoning: C-10, Local Retail Commercial Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: Potentially Designated Historic Property (PDHP); rating: Ec2*
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

13. **Location:** 2100 Franklin Street (western portion of the block bounded by 22nd Street to the north, Webster Street to the east, 21st Street to the south, and Franklin Street to the west).
Proposal: Merge five existing parcels into one parcel (APNs 008-0651-001-01 and 008-0651-003-01)
Project Sponsor: Prentiss Properties
Owner(s): Prentiss Properties
Case File Number(s): TPM7702
Planning Permits Required: Planning Commission approved Major CUP, and confirmed adequacy of Mitigated Negative Declaration (MND) under the California Environmental Quality Act (CEQA).
General Plan: Central Business District
Zoning: C-55 Central Core Commercial Zone /S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: The MND was approved on August 29, 2001 by the City Council.
Historic Status: Site is vacant. The “Bermuda Building” was demolished on this site in 2001.
Service Delivery District: I – Downtown/West Oakland/Harbor
City Council District: 3
For further information: Contact **Catherine Payne** at 510-238-6168 or by e-mail at lwarner@oaklandnet.com