

APPLICATIONS ON FILE
May 7, 2004

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:

May 17, 2004

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: 5229 MacArthur Boulevard (APN 036-2503-093-00) (10/09/03)
	Proposal: To construct a new 3-unit multi-family dwelling consisting of a duplex and a single-family dwelling built over a 3-car underground garage.
	Applicant: Sanjiv Bhandari, BKBC Architects
	Owner: Kulbushan Gupta
Contact Person/Phone Number:	Sanjiv Bhandari (925) 930-9700
	Case File Number: CDV03-503
Planning Permits Required:	Minor Conditional Use Permit and Regular Design Review to construct a new 3-unit multi-family dwelling. Minor Variance to allow reduced side yard setbacks of 1' and 0' where 4' is required for the underground garage walls on both sides of the subject property.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; In-Fill Development
Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: DC?3
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Andrew M. Smith at (510) 238-6414 or asmith@oaklandnet.com

2.	Location: La Salle Avenue (APN 048C-7180-027-00) (04/26/04)
	Proposal: To incorporate an existing entry gate into a Shared Access Facility.
	Applicant: Kevin Margerum
Contact Person/Phone Number:	Kevin Margerum (831)465-1516
	Owner: Kevin Margerum
	Case File Number: REV04-0004 (CU97-034)
Planning Permits Required:	Reconsideration of Minor Conditional Use Permit to incorporate an existing entry gate into an existing Shared Access Facility
	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
	Historic Status: Not a Potential Historic Property (PDHP); N/A
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

3.	Location: 416 61 st Street (APN 016 -1393-010-00) (2/20/04)
	Proposal: Construct a 921 square foot second story addition to a 1,110 square foot single-family dwelling.
	Applicant/ Tom Ashkenas
Phone Number:	(510)524-3367
	Owner: Star Lightner / Ben Riddell
	Case File Number: DV04-072
Planning Permits Required:	Minor Variance to expand vertically along a nonconforming 3'4" side yard setback where a 5' side yard setback is required and Regular Design Review for exterior alterations to a single-family dwelling located within the S-18 zone.
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone, S-18 Mediated Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; existing structures
	Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: CD?2+
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

4.	Location: 2222 E.17 th Street (APN 020-0207-012-00) (4/27/04)
	Proposal: To construct a two- story single family dwelling and second drive way at rear of a lot that already contain a single family dwelling , resulting in a two residential units
	Applicant: Bill Xie Guan
Contact Person/Phone Number:	Xie xing Guan (415)652-3047
	Owner: Venh Shin
	Case File Number: DV04-120
Planning Permits Required:	Regular Design Review for additional residential unit; A Minor Variance to allow second drive way to be constructed off Commerce Way ,where only one driveway and curb-cut permitted per lot.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot Residential Zone.

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Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; new construction.
Historic Status: Non-Historic Property (NHP); Survey rating: N/A
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jmadani@oaklandnet.com

5. **Location:** 963 – 965 87th Avenue (APN 042-4283-008-01; 042-4283-008-02) (4/21/04)
Proposal: To operate a Construction Sales and Service activity in an existing warehouse in M-20 Light Industrial Zoning District.
Applicant: Gerald Mainer/ Silva Roofing
Contact Person/Phone Number: Gerald Mainer
(510)579-0781
Owner: Richard Demirjian
Case File Number: CU04-181
Planning Permits Required: Minor Conditional Use Permit in M-20 for a Construction Sales and Service activity (roofing contractor)
General Plan: Housing and Business Mix
Zoning: M-20 Light Industrial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: No Historic Record
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Margot Lederer Prado** at **(510) 238-676** or mprado@oaklandnet.com

6. **Location:** 4439 Penniman Avenue (APN 036 -2440-009-00) (4/23/04)
Proposal: To allow the construction of a Single Family Dwelling within the side yard setback.
Applicant: Albert Green
Contact Person/Phone Number: Albert Green
(209)472-1978
Owner: Albert Green
Case File Number: V04-188
Planning Permits Required: Minor Variance to allow for a side yard setback of 3' where 5' is required.
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: No Historic Record
Service Delivery District: 5
City Council District: 4
For further information: Contact case planner **Robert D. Merkamp** at **(510) 238-6283** or rmerkamp@oaklandnet.com

7. **Location:** 4714 West Street (APN 013 -1163-019-00) (4/23/04)
Proposal: To construct a new Single Family Dwelling with Secondary Unit.
Applicant: Bill Wong
Contact Person/Phone Number: Bill Wong
(510)268-8889
Owner: Jessie Fry

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Case File Number: VDRC04-189
Planning Permits Required: Special Residential Design Review to construct a single family dwelling with Secondary Unit, and Minor Variances to: (a), locate exterior stairs within 3' of the minimum north side yard where 5' is required and locate a portion of the building wall within 3' of the minimum south side yard where 5' is required and (b), allow 60% of the front yard to be paved where 50% maximum is allowed.
General Plan: Mixed Use Residential
Zoning: R-40 Garden Apartment Residential Zone and S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small 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

8. **Location:** Lot # 17, Woodside Glen Court (APN 029-1256-018-00) (04/27/04)
Proposal: To construct one new single family dwelling (the last building out of 21 total) on recently subdivided parcels (Werner Court Subdivision)
Applicant: Brian Purcell (510)339-3863
Owner: Werner Development LLC.
Case File Number: DR04-191 (Related Permits: TTM7049, CM98-196, ER98-15)
Planning Permits Required: Regular Design Review for new dwelling
General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Mitigated Negative Declaration prepared (ER98-15)
Historic Status: 4 existing single-family dwellings, 2 units were Potential Designated Historic Properties (PDHP), rating C3 (secondary importance).
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

9. **Location:** Lot 105 Charing Cross Road (APN 048H-7620-024-00) (4/29/04)
(located on a downhill lot approx. 80' west of 6818 Charing Cross Road)
Proposal: To construct a new 2,995 s.f. Single Family Dwelling.
Applicant: Henry Chang, Jr.
Contact Person/Phone Number: Henry Chang, Jr.
(510)832-5816
Owner: Henry Chang, Jr.
Case File Number: DV04-199
Planning Permits Required: Residential Design Review to construct a single family dwelling, and a Minor Variance to allow a house 39' tall at it's maximum point where 30' is the maximum height limit on a downhill lot.
General Plan: Hillside Residential
Zoning: R-30 One Family Residential Zone, S-14 Community Restoration and Development, and S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small 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

10.	Location: 962-972 87 th Avenue (APN 042-4284-024; 042-4284-025; 042-4284-026) (4/21/04)
	Proposal: To operate a warehouse and wholesale distribution operation of frozen foods and housewares in an existing 15,703 sf building that formerly was used as a food processing company (former light manufacturing activity).
	Applicant: Drew Fisher, The Southerland Co.
Contact Person/Phone Number:	Drew Fisher, The Southerland Co. (510) 893-0772
	Owner: Victor Tsui
Case File Number:	CU04-200
Planning Permits Required:	Minor Conditional Use Permit in M-20 for a Transport and Warehouse activity (warehouse and wholesale distribution of frozen food and housewares).
	General Plan: Housing and Business Mix
	Zoning: M-20 Light Industrial Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
	Historic Status: No Historic Record
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Margot Lederer Prado at (510) 238-676 or mprado@oaklandnet.com

11.	Location: 5876 Birch Court (APN 048A-7062-026-00 (4/01/04)
	Proposal: To convert an existing duplex into two condominium units.
	Applicant: Peter Grame & Joan Martin & Barbara Dunne
Contact Person/Phone Number:	Peter Grame & Joan martin & Barbara Dunne (510)601-1224
	Owner: Peter Grame & Joan Martin & Barbara Dunne
Case File Number:	TPM 8331
Planning Permits Required:	Tentative Parcel Map to convert an existing duplex into two condominium units.
	General Plan: Mixed Housing Type Residential
	Zoning: R-35 Special One-Family Residential Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.
	Historic Status: Potential Designated Historic Property (PDHP); Survey rating: D2+
Service Delivery District:	1
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements.

12.	Location: 4467 Tulip Avenue (APN 030 -1982-061-00) (04/13/04)
	Proposal: To convert lower level of an existing building into a secondary dwelling unit measuring approximately 499 square feet in size. (No change in building footprint.)
	Applicant: David Huang
Contact Person/Phone Number:	David Huang (510)656-3000
	Owner: Pan Ning & Li Xiaoqing
	Case File Number: DRC04-0126
Planning Permits Required:	Special Residential Design Review to allow establishment of a secondary dwelling unit.
	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: Not a Potentially Designated Historic Property; Survey Rating: F3
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com
