

APPLICATIONS ON FILE
January 27, 2006

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:

February 6, 2006

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: 413 48th Street (APN 013 -1144-005-00) (12/12/05)
	Proposal: To revise an earlier design review approval and variance (DV04-193) to allow a change of windows from wood to vinyl, a change of exterior material from wood to stucco, to add windows on the first floor, south elevation and to correct the dimensions of the side yard setback variances.
	Owner: Humes and Miller Partnership
Contact Person /Phone Number:	Phil Fair (510) 450-7777
Case File Number:	REV05-0031
Planning Permits Required:	Revision to Design Review and Variance DV04-193.
General Plan:	Mixed Housing Type
Zoning:	R-35 Special One Family Residential Zone S-18 Mediated Residential Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.
Historic Status:	Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandnet.com

Zoning:	C-45 Community Shopping Commercial S-4 Design Review Combining.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to small structures.
Historic Status:	Designated Historic Property (DHP); Survey rating: B+a1+
Service Delivery District:	Metro
City Council District:	3
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com

5.	Location: 185 – 98 th Avenue (APN 044-5020-002-26; 044-5020-002-28; & 044-5020-002-30) (12/22/05)
	Proposal: To construct a new free-standing monument sign.
	Owner: Ratto Investment Co.; Centra Net Inv. Ali Amidy NDPR.
	Applicant: Superior Electrical Advertising – Mike Rathbun
	Phone Number: (209)334-3337
	Case File Number: DV05-624 (CM04-533)
	Planning Permits Required: Design Review for a new free-standing monument sign and Minor Variance to allow the sign to have a height of 20 feet where 10 maximum is allowed in the C-36 Zone.
	General Plan: Business Mix
	Zoning: C-36 Gateway Boulevard Commercial Zone
	Environmental Determination: Exempt 15303; State CEQA Guidelines, new construction of small structures.
	Historic Status: Not a Potential Designated Historic Property; survey rating: F3
	Service Delivery District: 6
	City Council District: 7
	For Further Information: Contact case planner Maurice Brenyah-Addow at 510-238-6342 or by email: mbrenyah@oaklandnet.com

6.	Location: 56 Gypsy Lane (APN 048H-7652-028-00) (1/19/06)
	Proposal: Revisions to a previously-approved application, Zoning Case # DV05-77, to construct additions and alterations to an existing single-family residence, to increase the height of the structure by an additional 1'-3".
	Applicant: Luigi Silverman, Craig Steely Architecture
	Contact Person/Phone Number: Luigi Silverman, Craig Steely Architecture (415)864-7013
	Owner: Charles Baker Baxter and Jinee Tao
	Case File Number: REV06-01 (related to DV05-77)
	Planning Permits Required: Design Review to increase the height of an existing dwelling an additional 1'-3" in height as part of the construction of additions and alterations previously approved under Planning permit no. DV05-77, with a Minor Variance to increase the degree of a variance granted under the previous permit, to exceed the maximum 24' height limit above street edge of pavement within 20 feet of the front lot line (<i>Note: the existing building begins at 26 feet above the edge of pavement elevation and the previous variance granted additions resulting in a 20 foot tall building within 20 feet of the front lot line. This application is to increase the building height within 20 feet of the front lot line an additional 1'-3", for a maximum of 21'-3" height (a change from 46' to 47'-3" above the street edge of pavement).</i>)

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General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
S-14 Community Restoration and Development Combining 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: 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

7. **Location:** 4560 & 4564 Sequoyah Road (APN 048-6828-007-00 & 048-6828-006-00) (10/25/05)
Proposal: To perform a minor lot line adjustment between two existing lots.
Applicant: Sophia Bereket
Contact Person/Phone Number: (510) 382-9072
Owner: Bereket /Guillermo
Case File Number: PMW05-018
Planning Permits Required: Parcel Map Weaver to adjust lot lines between two existing properties.
General Plan: Hill Side Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions
Historic Status: Not a Potential Designated Historic Property; survey rating: X
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

8. **Location:** 1600 3rd Street (APN: 004-0107-007-00)
1602 3rd Street (APN: 004-0107-008-00) &
323 Lewis Street (APN: 004-0107-006-01) (12/02/05)
Proposal: Lot Line Adjustment to merge three existing vacant parcels into two parcels
Applicant: Bruce Beasley
Contact /Phone Number: (510) 836-1414
Owner: Bruce Beasley
Case File Number: PMW05-021
Planning Permits Required: Parcel Map Waiver
General Plan: Mixed Housing Type
Zoning: R-36 Small Lot Residential Zone
M-20 Light Industrial Zone
Environmental Determination: Exempt, Section 15305 of the State CEQA Guidelines; Minor Land Use Alterations
Historic Status: Not Potential Designated Historic Properties, vacant parcels
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

9. **Location:** **Leona Quarry (APN 037A-3151-005-00, 37A-3151-005-00) (1/24/06)**
 Proposal: As part of the Leona Quarry project to combine three lots within Tract 7493 for the purpose of satisfying East Bay Municipal Utility District requirements for service of domestic water to Lot 225 of Tract 7493.

 Owner: Leona, LLC.
Contact Person /Phone Number: David Chapman (925) 828-7999
 Case File Number: **PMW06-001**
 Planning Permits Required: Parcel Map Waiver
 General Plan: Mixed Housing Type Residential
 Zoning: Planned Unit Development
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions.
 Historic Status: No historic record
Service Delivery District: 4
 City Council District: 6
 For further information: Contact case planner **Robert Merkamp** at **(510) 238-6283** or **rmerkamp@oaklandnet.com**

10. **Location:** **2315 Valdez Street, 320-326 23rd Street, and 2330 Webster Street (APN 008-0668-004-00 through 008-0668-006-00, 008-0668-009-07) (10/28/05)**
 Proposal: To merge 4 parcels and create a 1 lot subdivision for condominium purposes (281 units) on a 73,452 sq. ft. parcel. *Approval for the units (Case File No: CMDV05-519) was approved by the Planning Commission on December 7, 2005.*

 Applicant: Walter Cohen
Contact Person/Phone Number: Walter Cohen / (415) 221-2534
 Owner: PPD Merritt I, LLC & Catherine Syce
 Case File Number: **TPM 8814**
 Planning Permits Required: Tentative Parcel Map
 General Plan: Community Commercial
 Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Infill Exemption; CEQA Guidelines Section 15332
 Historic Status: The building at 320 23rd Street is a Potential Designated Historic Property (PDHP); Survey rating: C3. The building at 326 23rd Street is not a PDHP; Survey rating Ed3. The majority of the project site is currently used as a surface parking lot.

 Service Delivery District: Downtown Metro
 City Council District: 3
 For further information: Contact case planner **Heather Klein** at 510 238-3659 or by e-mail at **hklein@oaklandnet.com**.

11. **Location:** **Jackson Center II; 1111 Jackson Street (APN: 002-0075-002-00) (10/24/05)**
 Proposal: To create a 1 lot subdivision for condominium purposes (110 units) on a 36,779 sq. ft. parcel. *Approval for the units (Case File No: REV05-011) was approved administratively on September 16, 2005.*

 Applicant: Peter Wang
Contact Person/Phone Number: Peter Wang / (510) 628-9060
 Owner: Encinal Jackson, LLC.

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Case File Number:	TPM 8824
Planning Permits Required:	Tentative Parcel Map
General Plan:	Central Business District
Zoning:	S-2 Civic Center Zone S-4 Design Review Combining Zone S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	Infill Exemption; CEQA Guidelines Section 15332
Historic Status:	The property is not a Potential Designated Historic Property (PDHP); Survey rating: F3. The project is directly across 12th Street from the Main Post Office and Custom House Building. This building is a City Landmark with the Oakland Cultural Heritage Survey (OCHS). It is rated A3 and is a Designated Historical Property (DHP) of the highest importance. It is also listed on the National Register of Historical Places.
Service Delivery District:	Downtown Metro
City Council District:	2
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .
