

APPLICATIONS ON FILE
February 17, 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 28, 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.

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| 1. | Location: 6235 Buena Vista Avenue (APN 048A-7104-018-00) (08/03/05)
Proposal: To legalize a newly built masonry wall and to construct a new wood fence within the front yard of an existing single-family dwelling.

<i>Note: This is a re-notice of a previous Conditional Use Permit request to correct the height of an existing masonry wall.</i>
Applicant: Andrea Shannon
Contact Person/Phone Number: Andrea Shannon
(510) 601-5333
Owner: Andrea Shannon
Case File Number: CU05-409
Planning Permits Required: A Minor Conditional Use Permit to allow the development of: 1) A proposed 5.5' high masonry wall (existing 6.5' high) with attached 5.75' high decorative pillars (existing 7' high) where the maximum permitted height is 3.5' high in the front setback; and 2) A 4.5' high wood fence where the maximum permitted height is 3.5' in the front setback.
General Plan: Detached Unit Residential |
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(continued on page 2)

(continued from page 1)

Zoning: R-30 Single Family Residential Zone
S-14 Community Restoration Development Combining Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures.
Historic Status: Not a Potential Designated Historic Property; Survey Rating: D3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or
mrivera@oaklandnet.com

2. **Location:** 4831 Shattuck Avenue (APN 013-1162-006-05) (9/20/05)
Proposal: Construction of ten townhouse style dwelling units on an existing vacant 16,000 square foot parcel.
Applicant: Sky Dufaux
Contact Person/Phone Number: (510)417-5918
Owner: 4831 Shattuck, LLC
Case File Number: DR05-477
Planning Permits Required: Regular Design Review for new construction of three or more residential units in the R-70 zone.
General Plan: Neighborhood Center Mixed Use
Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
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 **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com

3. **Location:** 6137 La Salle Avenue (APN 048F-7358-007-01) (12/22/05)
Proposal: To expand an existing Financial and Consultative Use within the ground floor of an existing commercial building.
Applicant: Coldwell Banker/ Theresa Ludwig
Contact Person/Phone Number: (925)275-3052
Owner: Francis Torrano
Case File Number: CU05-623
Planning Permits Required: Conditional Use Permit for a Financial and Consultative use at the ground floor in the C-27 zone.
General Plan: Neighborhood Center Mixed Use
Zoning: C-27 Village Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines, existing facilities.
Historic Status: Not a Potential Designated Historic Property; Rating: X
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com

(continued from page 3)

Case File Number: DV06-25
Planning Permits Required: Residential Design Review per Section 17.136 for additions and alterations to an existing single-family dwelling, and a Minor Variance to increase the degree of an existing nonconformity by increasing the height of an existing structure within the minimum side yard setback (Note: The existing building is located 2.48' at the front right corner, .57' at the mid portion and .62' at the rear right corner, whereas 5' minimum is required).
General Plan: Mixed Housing Type Residential
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; existing structures.
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: Dc2+, located in the Hudson and Shafter Historic District
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:** 728 Campbell Street (APN 006 -0003-025-00) (02/02/06)
Proposal: To raise the height of an existing single-family residence and install new windows to convert basement at the ground level into a 900 sf of new living area.
Applicant: Mauro Escobar
Contact Person/Phone Number: Mauro Escobar
(510) 978-2647
Owner: Libia Mora
Case File Number: DV06-049
Planning Permits Required: Residential Design Review to convert the basement into living area; and Minor Variance to reduce the right side yard setback to 1.33' where 3' is the minimum required and to reduce the left side yard setback to 3" where 3' is the minimum required.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alterations to an existing residential facility.
Historic Status: Potential Designated Historic Property, Survey Rating: C3
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

8. **Location:** 6285 Clive Avenue (APN 048D-7287-004-05) (2/7/06)
Proposal: To construct additions totaling 725 sf to an existing 2,022 sf single-family residence on an uphill lot.
Applicant: Stephen Cochrane
Contact Person/Phone Number: Stephen Cochrane
(510)238-3984
Owner: Stephen Cochrane

(continued on page 5)

(continued from page 4)

Case File Number: VDRD06-50
Planning Permits Required: Special Residential Design Review for additions to an existing single-family residence and Minor Variances to: (a), locate a portion of the addition 15'-3" from the rear lot line (whereas 20 feet min. is required) and (b), locate a portion of the addition 4'-1" from the east side lot line (whereas 5'-6" is required) and for a building height of up to 30'-11" (whereas 30' maximum is permitted).
(Note: Existing east side yard setbacks are nonconforming, and the proposal seeks to locate walls directly on top of existing walls).
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; 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 **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

9. **Location:** Lot 5, Crestmont Drive / Skyline Blvd. (APN 029 -1151-080-00) (02/09/06)
(Location: abutting lot on the south side of 3640 Butters Drive, with frontages on both Crestmont Drive and Skyline Blvd.)
Proposal: To construct a new 5,789 sf single-family residence on a vacant downhill lot (downhill from Skyline Blvd. frontage).
Applicant: Li-Sheng Fu
Contact Person/Phone Number: Li-Sheng Fu (510)656-8287
Owner: Tam Van Nguyen
Case File Number: DR06-56
Planning Permits Required: Design Review to construct a new single-family dwelling.
General Plan: Hillside Residential
Zoning: R-20 Low-Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: No historic record, vacant lot
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

10. **Location:** 1000 42nd Street (APN 013 -1082-009-00) (02/10/06)
Proposal: To operate a K-8 public charter school and an after-school program with up to 295 students and 32 staff members. School hours would be M-F 8:00am-3:00pm and after school hours would be 3:30pm-8:00pm. Saturday hours from 8:00am-3:30pm will consist of community education and group assembly activities.
Applicant: North Oakland Community Charter School
Contact Person/Phone Number: Rena Rickles (510) 452-1600
Owner: Alan Zapota
Case File Number: REV06-004 (CU02-352)

(continued on page 6)

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Planning Permits Required: Revision of a Minor Conditional Use Permit issued in 2002 for a Community Education activity on this property.
General Plan: Housing and Business Mix
Zoning: M-20 Light Industrial Zone
S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15301(a) of the State CEQA Guidelines; minor interior and exterior alterations.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: *c3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

11. **Location:** 2847 Peralta Street (APN's 007 -0589-016-00; -017-00; -018-02; -018-03; & -023-00) (2/9/05)
Proposal: Revision to application approved by the Planning Commission on 1/18/06 for 76 Residential Dwelling Units and 24 Live Work Units. Revision includes a side setback variance on Helen Street side yard.
Applicant: William Lightner
Contact Person/Phone Number: (415)267-2900
Owner: Peralta Street, LLC
Case File Number: REV06-0005 (CMDV05-476)
Planning Permits Required: Minor Variance to allow a 3' side yard setback where 5' minimum is required for portion of the property within the R-36 Zone.
General Plan: Housing and Business Mix
Business Mix
Zoning: M-30 General Industrial Zone
S-16 Industrial – Residential Combining Zone
R-36 Small Lot Residential Zone.
Environmental Determination: Exempt, Section 15332, in-fill development projects
Historic Status: Potential Designated Historic Property; Survey rating: D2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

12. **Location:** 3265 Louise Street (APN 007 -0595-008-00) (12/1/05)
Proposal: Condominium conversion of a vacant existing two unit building.
Applicant: Kathy Kuhner
Contact Person/Phone Number: (510)985-0764
Owner: Kathy Kuhner
Case File Number: TPM-8839
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: Potential Designated Historic Property; Survey Rating: C2+
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:** 475 Jack London Square, South West corner of Embarcadero and Broadway. (APN 0000-0415-001-00)

Proposal: Parcel Map Waiver to re-configure Port of Oakland property resulting in one new lot.

Applicant: Port Of Oakland/ Pamela Kershaw

Contact Person/Phone Number: (510)627-1168

Owner: Port of Oakland

Case File Number: **PMW06-002**

Planning Permits Required: Parcel Map Waiver Map for lot line adjustment to reconfigure Port of Oakland property.

General Plan: Retail Dinning Entertainment 1

Zoning: C-45 Community Shopping Commercial Zone

Environmental Determination: Exempt, Section 15305(a) of the State CEQA Guidelines; Minor Lot Line Adjustments

Historic Status: Not a Potential Designated Historic Property; Survey Rating: F3

Service Delivery District: Metro

City Council District: 3

For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or [jmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

14. **Location:** Three vacant parcels at end of West Circle. (APN 048E-7348-036-03, 037-01, 038-00)

Proposal: Parcel Map Waiver to adjust lot lines between existing three lots.

Applicant: Lawrence Rosen

Contact Person/Phone Number: (415)235-8968

Owner: Lawrence Rosen

Case File Number: **PMW06-003**

Planning Permits Required: Parcel Map Waiver Map for lot line adjustment between existing three lots.

General Plan: Hill Side Residential

Zoning: R-30 One-Family Residential Zone
R-20 Low Density Residential Zone
S-10 Scenic Route Combining Zone

Environmental Determination: Exempt, Section 15305(a) of the State CEQA Guidelines; Minor Lot Line Adjustments

Historic Status: No Historic Record

Service Delivery District: 2

City Council District: 4

For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jmadani@oaklandnet.com
