

**APPLICATIONS ON FILE**  
**October 31, 2008**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor**  
**Oakland, California 94612-2031**

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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 visiting our offices. The case planner need not be present to see the project file. 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 17-day public comment period:**

**November 17, 2008**

**In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.**

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 17-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.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned seventeen (17) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

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:** 2430 - 25<sup>th</sup> Avenue (APN: 026 -0784-046-00) (9/15/08)  
                         **Proposal:** To construct a 1,027 square-foot addition at the ground level of a 1,113 square-foot single-family dwelling by raising the building 1'-6".  
                         **Contact Person/** Jose Marquez  
                         **Phone Number:** (510) 536-3590  
                         **Owner:** Jose Marquez  
                         **Case File Number:** DR08-256  
**Planning Permits Required:** Regular Design Review to add 1,027 square-feet to a 1,113 square-foot single-family dwelling  
                         **General Plan:** Mixed Housing Type Residential  
                         **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines:  
                         Additions to existing structures;  
                         Section 15183 of the State CEQA Guidelines:  
                         Projects consistent with a community plan, general plan or zoning  
                         **Historic Status:** Not A Potential Designated Historic Property;  
                         Survey Rating: Fd  
**Service Delivery District:** 4  
                         **City Council District:** 5  
                         **For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

**2.**                    **Location:** 1700 - 50<sup>th</sup> Avenue (APN: 035 -2386-018-00) (10/23/08)  
                         **Proposal:** To construct a new 9,817 square-foot fire station.  
                         **Contact Person/** Sandra Ousley  
                         **Phone Number:** (510) 238-7213  
                         **Owner:** City of Oakland  
                         **Case File Number:** DR08-283  
**Planning Permits Required:** Regular Design Review for the construction of a new 9,817 square foot fire station in the S-4 Zone  
                         **General Plan:** Urban Residential  
                         **Zoning:** C-30 District Thoroughfare Commercial Zone/  
                         S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines:  
                         In-fill development projects.  
                         Section 15183 of the State CEQA Guidelines:  
                         Projects consistent with a community plan, general plan or zoning  
                         **Historic Status:** Potential Designated Historic Property;  
                         Survey Rating: Db?3  
**Service Delivery District:** 5  
                         **City Council District:** 4  
                         **For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

**3.**                    **Location:** **6655 Snake Road (APN: 048F -7374-056-02) (10/23/08)**  
                         **Proposal:** To modify approved plans for a single-family dwelling on a downhill lot: eliminate site retaining walls in the north (rear) and east (right side) yards to minimize load on the hillside.  
*(Relates to approved case no. DR07-494)*

**Contact Person/** Reuel Smith  
                         **Phone Number:** (510) 338-0793  
                         **Owner:** Simon Perez  
                         **Case File Number:** **DV08-276**  
**Planning Permits Required:** Regular Design Review for modifications to an approved Design Review; Minor Variance to allow a building height of up to 39'8" (highest point at the northeast side of the house) where 30-feet is allowed due to eliminating site retaining walls that would have raised the finished grade  
*(Note: The building height above the street and in relation to existing grade elsewhere does not change as a result of this proposal)*

**General Plan:** Hillside Residential  
                         **Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
New small structures;  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning

**Historic Status:** Not a Potential Designated Historic Property (vacant lot)  
**Service Delivery District:** 2  
**City Council District:** 4  
**For Further Information:** Contact **Ann M. Clevenger, Planner III**, at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

**4.**                    **Location:** **Columbian Drive (APN: 040A-3443-002-03) (4/28/08)**  
                         **Proposal:** To construct a new 2,700 square-foot (approx.) single-family dwelling with a 550 square-foot Secondary Unit on a vacant parcel.

**Contact Person/Phone Number:** Debo Sodipo  
                         **Owner:** Etheljive Guevara  
                         **Case File Number:** **DR08-138**  
**Planning Permits Required:** Regular Design Review to construct a new single-family dwelling with a Secondary Unit

**General Plan:** Detached Unit Residential  
                         **Zoning:** R-30 One Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines:  
Construction of new small structures;  
Section 15183, of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan, or zoning.

**Historic Status:** Vacant Lot  
**Service Delivery District:** 5  
**City Council District:** 6  
**For Further Information:** Contact case planner **Pete Vollmann** at **(510) 238-6167** or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)



7.                   **Location:** **6232 Wood Drive (APN: 048C-7184-020-04) (10/22/08)**  
                      **Proposal:** To construct a new roof dormer at the rear/south side of an existing single-family dwelling and other exterior remodels (including new window and doors replacements, metal guardrails, stucco chimney); total habitable floor area increase of 134 s.f. to an existing 3,073 s.f. dwelling.  
  
                      **Contact Person/** Andrew Brown  
                      **Phone Number:** (510) 914-6287  
                      **Owner:** Andrew Brown  
                      **Case File Number:** **DV08-282**  
**Planning Permits Required:** Regular Design Review for a dormer addition;  
Minor Variance for a dormer addition located within 10' of the rear (east) lot line where 20-feet is required  
*(Note: The existing rear building wall is located 10' from the rear lot line; the east wall of the new dormer would be directly above the existing wall)*  
  
                      **General Plan:** Hillside Residential  
                      **Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301(e) of the State CEQA Guidelines:  
Existing Facilities (Additions to existing structures):  
Exempt, Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning  
  
                      **Historic Status:** Not a Potential Designated Historic Property  
**Service Delivery District:** 2  
                      **City Council District:** 4  
**For Further Information:** Contact **Ann M. Clevenger, Planner III** at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

8.                   **Location:** **Doncaster Place, a vacant parcel located between 6145 & 6171 (APN: 048G -7440-023-00) (12/27/07)**  
                      **Proposal:** To construct a new three-story 2,654 sq. ft. single-family dwelling on an upslope lot to be accessed by a new shared driveway.  
  
                      **Contact Person/Phone** Karmjit Gill  
                      **Number:** (510) 375-0164  
                      **Owner:** Karmjit Gill  
                      **Case File Number:** **CD07-542**  
**Planning Permits Required:** Minor Conditional Use Permits for new construction of a Shared Access Facility serving two lots;  
Regular Design Review for new construction  
  
                      **General Plan:** Hillside Residential  
                      **Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Sections 15303 of the State CEQA Guidelines:  
New construction;  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning  
  
                      **Historic Status:** Not a Potential Designated Historic Property (vacant lot)  
**Service Delivery District:** 2  
                      **City Council District:** 4  
**For further information:** Contact case planner **Caesar Quitevis** at **(510) 238-6343** or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

