

**APPLICATIONS ON FILE**  
**March 2, 2007**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**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 10-day public comment period:**

**March 12, 2007**

**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 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.

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 ten (10) 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.





<b>5.</b>	<b>Location:</b> <b>5916 Vallejo Street (APN: 016 -1462-018-00) (2/23/07)</b>
	<b>Proposal:</b> To raise an existing 784 square foot single-family dwelling 7 feet in height and add 784 square feet of new habitable space at the ground floor level (total resulting floor area = 1,568 square feet).
<b>Contact Person/Phone Number:</b>	Jessica Yap (510) 717-2188
<b>Owner:</b>	Jessica Yap
<b>Case File Number:</b>	<b>DV 06-607</b>
<b>Planning Permits Required:</b>	Residential Design Review per Section 17.136 to construct additions and alterations to an existing dwelling, and Variances per Section 17.148 to: (a), increase the building height at the existing nonconforming setback of 3.23 feet from the left (north) side lot line (5 feet min. setback required); and to increase the building height at the existing nonconforming setback of 10.05 feet from the front (west) lot line (20 foot min. setback required).
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	R-40 Garden Apartment Residential Zone S-18 Mediated Residential Design Review Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
<b>Historic Status:</b>	Not a Potential Designated Historic Property Survey Rating: X
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Ann Clevenger</b> at <b>(510) 238-6980</b> or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> <b>2440 Palmetto Street (APN: 028 -0906-008-00) (10/26/06)</b>
	<b>Proposal:</b> Conversion of an existing building into four residential condo units.
<b>Contact Person/Phone Number:</b>	John Gutierrez (510) 647-0600
<b>Owners:</b>	Simone Robertson Clark Denise Jordon
<b>Case File Number:</b>	<b>TPM 9252</b>
<b>Planning Permits Required:</b>	Tentative Parcel map to convert an existing building into four residential condominium units.
<b>General Plan:</b>	Mixed Housing
<b>Zoning:</b>	R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
<b>Historic Status:</b>	Not a Potential Designated Historic Property Survey Rating: F3
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	4
<b>For Further Information:</b>	Contact case planner <b>Sung H. Kwon, AICP</b> at <b>(510) 238-6414</b> or <a href="mailto:skwon@oaklandnet.com">skwon@oaklandnet.com</a> .

7.	<b>Location:</b> 256 28 <sup>th</sup> Street (APN: 009 -0685-060-00) (1/2/07)
	<b>Proposal:</b> To construct a new three-story four unit residential condominium building that would be 36 feet in height with four parking spaces on ground floor on a 4,882 square feet vacant parcel.
	<b>Applicant:</b> Christi Azevedo
<b>Contact Person/Phone Number:</b>	(415) 552-4447
	<b>Owner:</b> Christi Azevedo
	<b>Case File Number:</b> DR 06-329 & TPM 9140
<b>Planning Permits Required:</b>	Residential Design Review to construct a new four unit residential building and Tentative Parcel Map to create four residential condominium units.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-80 High- Rise Apartment Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303(b) of the State CEQA Guidelines: New construction of small structures Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, General Plan or Zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property No Survey Rating: Vacant Parcel
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a> .

8.	<b>Location:</b> 19 Ormindale Court (APN: 048G-7447-015-00) (2/9/07) <i>(Note: This application is for revisions to a previously-submitted and approved project, Case No. DV 06-258).</i>
	<b>Proposal:</b> Design modifications to a project to construct a new 5,230 square foot single-family dwelling plus a 687 square foot garage on a vacant downhill 13,485 square foot lot.
<b>Contact Person/Phone Number:</b>	Allan Brochier, Architect (510) 533-6699
	<b>Owner:</b> Felix and Alla Lantsman
<b>Case File Number:</b>	REV 07-006 (Related to previously-approved Case No. DV 06-258)
<b>Planning Permits Required:</b>	Residential Design Review and Site Development and Design Review for a new single-family dwelling, with Variances to: (a), exceed the 30 foot maximum building wall height (34.6 feet previously approved; 35.4 feet currently proposed), and (b), exceed the 35 foot maximum building wall length within a distance of the east side lot line equal to 20% of the lot width (48 feet proposed). <i>(Note: previously-approved variances include:(a) to exceed the 30 foot maximum permitted building wall height (approx. 34.6 feet proposed); (b) to exceed the retaining wall height limit of 6 feet (up to 10 feet proposed) and (c), to exceed the maximum 50% paved area in the front yard (80% proposed).</i>
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone

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**Environmental Determination:** Exempt, Section 15303(a) of the State CEQA Guidelines:  
New construction of small 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  
No Survey Rating: Vacant Lot

**Service Delivery District:** 2  
**City Council District:** 1

**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com).

9. **Location:** 408 Gravatt Drive (APN: 048H-7606-044-00) (2/23/07)

**Proposal:** To construct a new 4,220 square foot single-family dwelling on a vacant 5,500 square foot lot.

**Contact Person/Phone Number:** Juan Espinoza/Francisco Group  
(510) 843-4406

**Owner:** J. Klingelhofer and J. Espinoza

**Case File Number:** DR 03-363

**Planning Permits Required:** Residential Design Review to construct a new single-family dwelling exceeding 3,500 square feet in the R-30 and S-18 Zones.

**General Plan:** Hillside Residential

**Zoning:** R-30 One-Family Residential Zone  
S-18 Mediated Residential Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303(a) of the State CEQA Guidelines:  
New construction of small 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  
No Survey Rating: Vacant Lot

**Service Delivery District:** 2  
**City Council District:** 1

**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@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.

<b>10.</b>	<b>Location:</b> 6201 Hillegass Avenue (APN: 016 -1403-038-00) (12/04/06)
	<b>Proposal:</b> To convert an existing basement into a new 628 square foot Secondary Unit within an existing 1,473 square foot single-family residence.
	<b>Applicant:</b> Arthur Tan, Arthur Tan & Associates
	<b>Contact /Phone Number:</b> (510) 559-1038
	<b>Owners:</b> Marilyn B. Citron & Kevin E. Flynn
	<b>Case File Number:</b> DRC 06-0413
	<b>Planning Permits Required:</b> Special Residential Design Review to convert an existing basement into a new Secondary Unit within an existing single-family residence.
	<b>General Plan:</b> Mixed Housing Type
	<b>Zoning:</b> R-35 Special One-Family Residential Zone S-18 Mediated Residential Design Review Zone
	<b>Environmental Determination:</b> Exempt, Section 15303(a) of the State CEQA Guidelines: Conversion of a portion of an existing residence to a secondary unit Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potential Designated Historic Property Survey Rating: C2+
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case Planner <b>Mike Rivera</b> at (510) 238-6417 or <a href="mailto:mrivera@oaklandnet.com">mrivera@oaklandnet.com</a> .

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