
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:

January 18, 2005

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: 6738 Pinehaven Road (APN 048G-7433-021-02) vacant parcel (7/26/04) |
| | Proposal: To construct a new single family dwelling of approximately 2020 square feet where the proposed parking driveway and retaining wall is within 20' of an existing creek |
| | Applicant: David Bayer |
| Contact Person/Phone Number: | David Bayer
(510)339-8482 |
| | Owner: David Bayer |
| | Case File Number: CP 04-096 (DRC04-282) |
| Planning Permits Required: | Special Residential Design Review Checklist for new residential construction and Creek Protection Permit (CPP),(Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance) with required notification for Category IV CPP related to construction activity 20' from the centerline of the creek. |
| | General Plan: Hillside Residential |
| | Zoning: R-30 One-Family Residential Zone; |
| Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures |
| | Historic Status: No historic record |
| Service Delivery District: | 2 |
| City Council District: | 1 |
| For further information: | Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com |

(continue from page 2)	Zoning: R-35 One-Special Family Residential Zone, S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.
Historic Status:	Potential Designated Historic Property; Survey rating :D2+
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jsmadani@oaklandnet.com

5.	Location: 3458 Richmond Boulevard (APN 010-0807-076-00) (12/22/04)
	Proposal: To create 620 square feet of new habitable space within the existing building envelop of a 920 square foot townhouse and construct a 104 square foot balcony.
	Applicant/Owner: John Cascio
Contact Person/Phone Number:	John Cascio / (510) 459-7987
Case File Number:	DR04-583
Planning Permits Required:	Regular Design Review to increase the floor area of a dwelling unit located on a lot containing three dwelling units.
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor addition to existing facility.
Historic Status:	No Historic Status
Service Delivery District:	2
City Council District:	3
For further information:	Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com .

6.	Location: 2328 Fruitvale Avenue (APN 027-0839-048-00) (12/31/04)
	Proposal: To subdivide an existing parcel with two detached single family dwelling into two parcels.
	Applicant: Ana Chretien
Contact Person/Phone Number:	(510)893-1212
Owner:	Ana Chretien
Case File Number:	CU04-586/TPM 8577
Planning Permits Required:	Conditional Use Permit to subdivide an existing parcel containing two detached dwelling into two lots. Tentative Parcel Map to create two parcels.
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density Residential Zone.
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines; Minor land divisions.
Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: C3
Service Delivery District:	4
City Council District:	5
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jsmadani@oaklandnet.com

7.	Location: 245 29 th Street (APN 010-0801-019-00) (11/9/04)
	Proposal: To convert a four residential dwelling units into four residential condominium units.
	Applicant: Barbara Armstrong
Contact Person/Phone Number:	Barbara Armstrong (510) 837-8075
Owner:	Henry and Nancy Schiff

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Case File Number: TPM-8460
Planning Permits Required: Tentative Parcel Map for four condominium dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP), Survey Rating CD3?
Service Delivery District: 2
City Council District: 3
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

8. Location: 6065 and 6069 Canning Street (APN 016-1388-007-00) (11/23/04)
Proposal: To convert two residential dwelling units into two residential condominium units.
Applicant: Richard Spencer
Contact Person/Phone Number: Richard Spencer (510) 527-9810
Owner: Richard Spencer
Case File Number: TPM-8520
Planning Permits Required: Tentative Parcel Map for two condominium dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone, S-18 Mediated Design Review Overlay Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
Historic Status: Not a Potential Designated Historic Property (PDHP), Survey Rating X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

9. Location: 607-613 18th Street (APN 003-0061-013) (11/29/04)
Proposal: To convert an existing four residential apartment building into four condominium units.
Applicant: Jeanne Trombly & Richard Snow
Contact Person/Phone Number: (510)798-2669
Owner: Jeanne Trombly & Richard Snow
Case File Number: TPM 8540
Planning Permits Required: Tentative Parcel to create four residential condominium units.
General Plan: Central Business District
Zoning: C-51 Central Business Service Commercial, S-17 Downtown Residential Open Space Combining Zones.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C1+
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@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.

10.	Location: 2307 & 2309 38 th Avenue (APN 032-2099-015-00) (11/04/04)
	Proposal: To legalize a 440 square-foot secondary-unit located at the basement of an existing single family dwelling.
	Applicant: G. Paris
	Contact Person/ G. Paris, H.D.D.C
	Phone Number: (510)938-5270
	Owner: G. Paris
	Case File Number: DRC04-403
	Planning Permits Required: Special Residential Design Review to legalize an unpermitted secondary unit.
	General Plan: Detached Unit Residential
	Zoning: R-50 Medium Density Residential
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
	Historic Status: Not a Potential Designated Historic Property; Survey rating:D3
	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

11.	Location: 5949 Estates Drive (APN 048C-7185-044-00) (11/23/04)
	Proposal: To create a 485 square-foot secondary-unit at the basement of an existing single family dwelling, and add a 436 square-foot family room and new entrance at the ground floor level.
	Applicant: Jonathan Quint & Mary Lynn Hansen
	Contact Person/Phone Number: (510)595-9130
	Owner: Jonathan Quint & Mary Lynn Hansen
	Case File Number: DRC04-426
	Planning Permits Required: Special Residential Design Review
	General Plan: Hillside Residential
	Zoning: R-30 One Family Residential
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
	Historic Status: Not a Potential Designated Historic Property; Survey rating: X
	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