

APPLICATIONS ON FILE
July 9, 2004

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:

July 19, 2004

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: 300 Harrison Street (APN 001-0153-016) |
| | Proposal: Minor design revisions to an existing approval, including a reduction in overall height from 70'-9" to 65'-0"; change in ground floor entry from at grade to 30" podium; addition of at grade landscaping along 3 rd Street frontage; modification of windows from aluminum to fiberglass, window recesses varying from 6" to 18" (approved 12" to 18"); reconfiguration of required open space, relocation of loading area to inside garage, increased rear setback from 15' to 20' in middle of the building; change in exterior materials from smooth cement plaster on concrete frame to smooth cement plaster and metal panels. |
| | Applicant: Signature Properties, Inc. |
| Contact Person/Phone Number: | (925)463-1122 |
| | Owner: Signature Properties, Inc. |
| | Case File Number: CMDV00-366 |
| Planning Permits Required: | Minor design revisions to an existing design approval |
| General Plan: | Waterfront Warehouse District - Estuary Policy Plan |
| Zoning: | C-45 Community Shopping Commercial and S-4 Design Review |
| Environmental Determination: | Environmental Impact Report Certified – December 2002 |
- (continue on page 2)

(continue from page 1)

Historic Status:	The site is vacant and within the National Register Waterfront Warehouse Historic District
Service Delivery District:	Metro Downtown
City Council District:	3
For further information:	Contact case planner Joann Pavlinec at (510) 238-6344 or jpavlinec@oaklandnet.com

2.

Location:	1112 Ashmount Avenue (APN 011 -0879-032-00) (4/20/04)
Proposal:	To construct a two-story addition to the front and side and alter the height of the roof to an existing single family dwelling.
Applicant:	Pamela and David Bluhm
Contact Person/Phone Number:	David Bluhm (510) 763-1758
Owner:	Pamela and David Bluhm
Case File Number:	VDRD 04-178
Planning Permits Required:	Minor Variances to allow a 4' side yard where 5' minimum is required and to allow a 32'-6" building height where 30' maximum is allowed and Special Residential Design Review for a residential remodel
General Plan:	Detached Unit Residential
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: C2+
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

3.

Location:	4637 Congress Avenue (APN 036-2415-005-00) (4/9/04)
Proposal:	To legalize an 1100 sq. ft. detached dwelling unit in the rear of a 7,332 sq. ft. parcel that contains a triplex.
Applicant:	Susan Fuentes
Contact Person/Phone Number:	Susan Fuentes /510-569-9082
Owner:	Saul Agustin
Case File Number:	CDV04-214
Planning Permits Required:	Conditional Use Permit to allow more than 2 units on a parcel, Regular Design Review for detached dwelling unit. Minor Variances to allow (a) 1.6 feet right (east) side yard setback and 2.75 feet right (west) side yard setback where 4 feet is the required minimum; (b) 2.2 feet rear yard setback where 15 feet is the required minimum; and (c) 91 per cent rear yard coverage where maximum allowed is 50 percent.
General Plan:	Mixed Housing Type Residential
Zoning:	R-50 Medium Density 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:	5
City Council District:	5
For further information:	Contact case planner Miroo Desai Brewer at (510) 238-6935 or mbrewer@oaklandnet.com

(continue from page 3)

General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: No Historic Rating; Vacant lot
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

7. **Location:** 2219-2225 9th Avenue (APN 022-0303-003-00) (04/07/04)
Proposal: To convert four recently constructed dwelling units into condominiums.
Applicant/Owner: Chong Fan Cheung
Contact Person/Phone Number: Angela (last name not submitted)
(510) 501-1306
Case File Number: TPM8354
Planning Permits Required: Tentative Parcel Map to convert four existing dwelling units into condominiums.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15315 (Minor Land Divisions) of the State CEQA Guidelines
Historic Status: Not a Potential Designated Historic Property; Survey rating: n/a
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Andrew M. Smith** at **(510) 238-6414** or asmith@oaklandnet.com
