
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:

September 15, 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: 5656 Buena Vista Avenue (APN 048A-7200-021-00) (5/18/04) |
| | Proposal: Convert an existing flat roof on the rear of an existing single-family dwelling into a glass-enclosed roof deck with trellis roof. |
| | Applicant: Earthquake and Structures, Inc. |
| Contact Person/Phone Number: | Bishwendu Paul
(510) 601-1065 |
| | Owner: Kevin Crawford & Paul Henderson |
| | Case File Numbers: CD04-245 |
| Planning Permits Required: | Regular Design Review to allow alterations to an existing residential facility;
Minor Conditional Use Permit to allow 1) a rooftop deck to project to a point approximately 18.5' above the required maximum height limit of 30' where a maximum projection of 10' above the height limit is allowed and to allow 2) the rooftop deck to be located within 5' of a side lot line where 15' is the minimum setback required. |
| | General Plan: Detached Unit Residential |
| | Zoning: R-30 One-Family Residential Zone; S-14 Community Restoration Development Combining Zone; S-18 Mediated Residential Design Review Combining Zone |
| Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines; existing structures |
| Historic Status: | No historic record |

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Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

2.

Location: 1171 72nd Avenue (APN 041-4135-006-01) (6/11/04)
Proposal: 1) Raise and construct a rear addition to an existing single-family dwelling unit and 2) Establish a new secondary dwelling unit on the ground floor.
Applicant: Maxwell Beaumont
Contact Person/Phone Number: Maxwell Beaumont
(510) 652-4433
Owner: Heliodoro Avalos
Case File Numbers: CDRC04-290
Planning Permits Required: Special Residential Design Review (Discretionary) to allow alterations to an existing residential facility; Special Residential Design Review (Checklist) to allow establishment of a secondary dwelling unit; Minor Conditional Use Permit to allow a secondary dwelling unit measuring 803 sq. ft. in area where 628 sq. ft. is the maximum area allowed without a Conditional Use Permit
General Plan: Detached Unit 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: 7
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

3.

Location: 2459 Burlington Street (APN 029 -1007-022-00) (6/15/04)
Proposal: To construct a two-floor addition to an existing single family dwelling.
Note: This is a re-notification of a project previously noticed on 8/27/04. The application description was incorrectly phrased.
Applicant: Ian MacLeod
Contact Person/Phone Number: Ian MacLeod
(510) 486-2317
Owner: Jan Meryl Goodman
Case File Number: VDRD 04-300
Planning Permits Required: Minor Variances to allow a 28' wall height where 25' maximum is allowed on a sloping lot with a slope gradient less than 20% 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: C3X
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

4.	Location: 2225 E 24 th Street (APN 022-0326-036-00) (6/28/04)
	Proposal: To construct a new two story single –family dwelling with a 490 sq/ft secondary residential unit on a vacant parcel. <i>Note: This application was previously noticed on July 16th 04 as single family dwelling.</i>
	Applicant: Bill Wong
Contact Person/Phone Number:	Bill Wong (510)268-8889
	Owner: Rong Wang
Case File Number:	VDRC04-317
Planning Permits Required:	Special Residential Design Review to construct new two story single family dwelling with a 490 sq/ft secondary residential unit; Minor Variance to allow a 3’ side yard setback where 4’ is required.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.
	Historic Status: No historic record
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com
