

APPLICATIONS ON FILE
September 17, 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:

September 27, 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.

1.	Location: 8801 D Street (APN 042-4278-001-00) (5/15/03)
	Proposal: To construct an addition to the rear of an existing single family dwelling. This application was originally approved under case file number VDRD03-212, however a survey of the property found that the location of the street side property line was different than that shown on the approved plans.
	Applicant: Jose M. Salcedo
	Owner: Luis Miguel Avelar
Contact Person/Phone Number:	Jose M. Salcedo (510) 502-5519
Case File Number:	REV04-0015
Planning Permits Required:	Minor Variance to allow a 3' setback from the street side property line where 10' is required. Special Residential Design Review for an addition to an existing single-family dwelling.
General Plan:	Detached Unit Residential
Zoning:	R-30, One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301 (Existing Facilities) of the State CEQA Guidelines
Historic Status:	Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Andrew M. Smith at (510) 238-6414 or asmith@oaklandnet.com

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Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com

5. **Location:** 114 Evergreen Lane (APN 048H-7661-025-00) (7/16/04)
Proposal: To reconstruct a fire damaged single-family dwelling.
Applicant: Oikus Architecture
Contact Person/Phone Number: Susan Woutan / (510) 848-8450
Owner: Judy Metzger and Emmett Jones
Case File Number: CD04-347
Planning Permits Required: Conditional Use Permit and Design Review to reconstruct a single-family dwelling without off-street parking and wall lengths of 46 feet along the side setback lines.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone, S-18 Mediated Design Review Overlay Zone, S-14 Community Restoration Development Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of a small structure
Historic Status: Not a Potentially Designated Historic Property, Survey Rating X
Service Delivery District: 2
City Council District: 1
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or by email: lmccullen@oaklandnet.com

6. **Location:** 3118 Union Street (APN 005-0462-029-00) (7/29/04)
Proposal: Raise and construct an addition to an existing single-family dwelling in order to create a second dwelling unit on the ground floor.
Applicant: Judith Givens
Contact Person/Phone Number: Judith Givens
(530) 406-1972
Owner: Thelma Wilson
Case File Numbers: CDV04-365
Planning Permits Required: Regular Design Review to allow alterations to an existing residential facility; Minor Variance to allow the front entryway steps to encroach 18' into the required front yard setback where the maximum allowed encroachment is 8'; Minor Conditional Use Permit to allow a fence located in the front yard measuring 6' in height where the maximum allowed height is 42".
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: Dc3
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

7. **Location:** 5748 Florence Terrace (APN 048G-7419-014-00) (7/29/04)
Proposal: Reconstruct an existing detached accessory facility (garage).
Applicant: OCE Developers, Inc.
Contact Person/Phone Number: OCE Developers, Inc.
(510) 297-5170
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Owner: Shawn Biega
Case File Numbers: V04-367
Planning Permits Required: Minor Variance to allow a 15' setback between the edge of pavement and the garage where 20' minimum is required.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; small structures
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 **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

8. **Location:** 2150 Webster Street (APN 008-0653-014-01) (7/30/04)
Proposal: To Install 6 roof top telecommunication antennas and related equipment cabinets located on the roof of existing SBC building.
Applicant: Verizon Wireless
Contact Person/Phone Number: Jason Smith
(925)683-5041
Owner: Pacific Bell
Case File Number: CD04-368
Planning Permits Required: Design Review and Minor Conditional Use Permit to establish telecommunication facility.
General Plan: Central Business District
Zoning: C-55 Central Core Commercial Zone, S-17 Downtown Residential Open Space Combining Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Non-Historic property (NHP); Survey rating: *3
Service Delivery District: Metro downtown
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

9. **Location:** 5427 College Avenue (APN 014 -1263-009-00) (8/06/04)
Proposal: To add a new restaurant/café in an existing commercial space (formerly occupied by a bakery)
Applicant: Seneca Klassen/Bittersweet Cafe
Contact Person/Phone Number: Seneca Klassen/Bittersweet Café
(415)509-2088
Owner: Armin Wright
Case File Number: CD04-382
Planning Permits Required: Minor Conditional Use Permit to operate a Food Sales Commercial Activity in the C-31 zone and Regular Design Review for new business signage.
General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration to existing facilities.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

10.	Location: 1349 Excelsior Avenue (APN 023-0483-027-00) (8/06/04)
	Proposal: To construct approximately 660 sq/ft two story rear addition to an existing single family dwelling within required side yard setback.)
	Applicant: Eddy Cheung
Contact Person/Phone Number:	Eddy Cheung (415)640-7859
	Owner: Shee P. Young
	Case File Number: VDRD04-385
Planning Permits Required:	Special Residential Design Review to construct two story rear addition to an existing single family dwelling; Minor Variance to build within 3' of the side property line where 4' minimum is required.
	General Plan: Mixed Housing Residential
	Zoning: R-50 Medium Density Residential Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration to existing facilities.
	Historic Status: Not a Historic Property (NHP); Survey rating: X
Service Delivery District:	3
City Council District:	5
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

11.	Location: 2139 E 22 nd Street (APN 021-0291-031-00) (8/26/04)
	Proposal: To legalize approximately 400 sq/ft one story rear addition to an existing single family dwelling within required side yard setback.)
	Applicant: Alpha Design
Contact Person/Phone Number:	Alpha Design (510)536-3599
	Owner: Laura M. Tse
	Case File Number: VDRD04-417
Planning Permits Required:	Special Residential Design Review to legalize one story rear addition to an existing single family dwelling; Minor Variance to build within 2' of the side property line where 4' minimum is required.
	General Plan: Mixed Housing Residential
	Zoning: R-50 Medium Density Residential Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration to existing facilities.
	Historic Status: Potential Designated Historic Property (PDHP); Survey rating: Dc2+
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com
