

APPLICATIONS ON FILE  
October 8, 2004

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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:**

**October 18, 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.

<b>1.</b>	<b>Location:</b> 683-685 9 <sup>th</sup> Street; (APN 001-0217-001-02 & 001-0217-002-00) (1/06/04)
	<b>Proposal:</b> Demolition of an existing 1-2 story warehouse and construction of 50 units and 50 parking spaces.
	<b>Applicant:</b> Kodama Diseno Architects
<b>Contact Person/Phone Number:</b>	Andrea Montalbano (415) 296-1144
	<b>Owner:</b> Ninth Street Properties, LLC
	<b>Case File Number:</b> DV04-005
<b>Planning Permits Required:</b>	Minor Variances to allow a 0' rear yard setback where 10' is required and to allow a 11' tall accessory parking structure within the rear setback where 9' is allowed; Regular Design Review for construction of new residential units.
	<b>General Plan:</b> Central Business District
	<b>Zoning:</b> R-80 High-Rise Apartment Residential & S-17 Downtown Residential Open Space Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; Infill Development Project

<b>Historic Status:</b>	The existing building is not a Potentially Designated Historic Property (PDHP) Survey Rating: D3; The project is adjacent to two buildings in the Grove Street Historic District (GR1). This district is a PDHP and an Area of Primary Importance (API). The project is also across the street from the Corinthians Baptist Church, a city landmark and on the National Register of Historic Places.
<b>Service Delivery District:</b>	Downtown Metro
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Heather Klein</b> at (510) 238-3659 or <a href="mailto:hklein@oaklandnet.com">hklein@oaklandnet.com</a>

<b>2.</b>	<b>Location:</b> 4280 Foothill Boulevard (APN 035-2351-005-02) (8/18/04)
	<b>Proposal:</b> To expand an existing convenience market associated with a gasoline station. The convenience market currently occupies 263.5 square feet of the building and an automobile repair area occupies 1,290 square feet of the building. The automobile repair activity will be discontinued and the convenience market would be expanded to occupy the entire building.
	<b>Applicant:</b> Khalid Usman
<b>Contact Person/Phone Number:</b>	Khalid Usman (650) 685-1224
	<b>Owner:</b> Khalid Usman
	<b>Case File Number:</b> REV04-013
<b>Planning Permits Required:</b>	Revision to an approved Major Conditional Use Permit (CM78-597) to expand the floor area of a convenience market.
	<b>General Plan:</b> Community Commercial
	<b>Zoning:</b> C-30 District Thoroughfare Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
	<b>Historic Status:</b> Not a Potentially Designated Historic Property (PDHP); Survey rating: X
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	5
<b>For further information:</b>	Contact case planner <b>Leigh McCullen</b> at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a>

<b>3.</b>	<b>Location:</b> 1305 Everett Avenue (APN 024-0544-001-00) (4/16/04)
	<b>Proposal:</b> To add three wireless antennas on the rooftop of a residential building, in which rooftop antennas presently exist. All antennas will be screened behind the existing parapet. The equipment will be located within a storage space in an accessory structure.
	<b>Applicant:</b> Maryann Miller
<b>Contact Person/Phone Number:</b>	(510)919-3224
	<b>Owner:</b> Dietrich & Judith Kroger
	<b>Case File Number:</b> CD04-175
<b>Planning Permits Required:</b>	Regular Design Review and Conditional Use Permit for Telecommunications facilities.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
	<b>Historic Status:</b> Not a Potential Designated Historic Property; survey rating: X
<b>Service Delivery District:</b>	3
<b>City Council District:</b>	5
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a>



**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>6.</b>	<b>Location:</b> 842 32 <sup>nd</sup> Street (APN 009-0719-010-00) (9/1/04)
	<b>Proposal:</b> Add a 500 square foot secondary unit within the ground floor of the existing Single Family dwelling.
	<b>Applicant:</b> Okey Ozoh
<b>Contact Person/Phone Number:</b>	(510)923-1180
	<b>Owner:</b> Samuel & Evelyn Nwigwe
	<b>Case File Number:</b> DRC04-0340
<b>Planning Permits Required:</b>	Special Residential Design Review Checklist for a Secondary Unit
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	R-36 Small Lot Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15268 of the State CEQA Guidelines; Ministerial Projects
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); survey rating: Dc2+
<b>Service Delivery District:</b>	1
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a>

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