

APPLICATIONS ON FILE  
November 5, 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:**

**November 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.

---

- |                                     |  |
|-------------------------------------|--|
| <b>1.</b>                           | <b>Location:</b> Steinmetz Way (vacant lot located at the northern terminus of Steinmetz Way; APN 029-1078-028-00) (10/27/04)  |
|                                     | <b>Proposal:</b> Construct a new single-family dwelling on a vacant lot.   |
|                                     | <b>Applicant/Owner:</b> Bill Walia   |
| <b>Contact Person/Phone Number:</b> | Bill Walia<br>(510) 830-6843   |
|                                     | <b>Case File Number:</b> REV04-017 (in conjunction with case no. DRC04-392)  |
| <b>Planning Permits Required:</b>   | Revision to a previously approved Conditional Use Permit (case no. CV02-180) and Tentative Parcel Map (case no. TPM-8098) to modify the approved height and footprint of the proposed structure. <i>(Note: This proposal is also subject to the Special Residential Design Review New Construction Checklist Procedure. The decision on the application for Special Residential Design Review is final and not subject public appeal.)</i> |
|                                     | <b>General Plan:</b> Detached Unit Residential   |
|                                     | <b>Zoning:</b> R-30 One-Family Residential Zone  |
| <b>Environmental Determination:</b> | Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures   |
|                                     | <b>Historic Status:</b> No historic record   |
| <b>Service Delivery District:</b>   | 4  |
| <b>City Council District:</b>       | 4  |
| <b>For further information:</b>     | Contact case planner <b>Darin Ranelletti</b> at (510) 238-3663 or <a href="mailto:dranelletti@oaklandnet.com">dranelletti@oaklandnet.com</a>   |



(continue from page 2)

**Planning Permits Required:** Creek Protection Permit (CPP),(Section 13.16 of the City of Oakland Creek Protection Ordinance) required notification for Category IV CPP related to construction activity 20'-0" from the centerline of the creek.

**General Plan:** Regional Commercial/Business Mix

**Zoning:** C-36 Gateway Boulevard Service Commercial Zone, S-4 Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15307 of the State CEQA Guidelines; actions by regulatory agencies for protection of natural resources

**Historic Status:** Not a Potential Designated Historic Property, Survey rating: F3

**Service Delivery District:** 6

**City Council District:** 7

**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

5.

**Location:** Lot 377 Buckingham Blvd. (APN 048H-7619-027-05) (6/15/04)  
*(located at end of access drive, across from 6809Buckingham Blvd.)*

**NOTE:** This is a re-notice due to an oversight in the previous notice dated September 24, 2004, omitting the building height variance.

**Proposal:** New single family dwelling on a vacant downhill lot.

**Applicant:** Cityshapers

**Contact Person/Phone Number:** Dwane Jensen, Cityshapers  
(510)836-9300

**Owner:** Todd Hoekstra

**Case File Number:** DV04-297

**Planning Permits Required:** Design Review to construct a new single family dwelling, and Minor Variances to: (a), exceed the maximum building width within 20 feet of the front lot line (60% max. required; 65% proposed), and (b), exceed the building height limit (30 feet max. permitted; 33 feet proposed).

**General Plan:** Hillside Residential

**Zoning:** R-30 One-Family Residential Zone, S-14 Community Restoration and Development Combining Zone and S-18 Mediated Residential Design Review Combining Zone.

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new small structures.

**Historic Status:** No historic record

**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

6.

**Location:** 1984 Harrington Avenue (APN 032-2091-030-00) (9/10/04)

**Proposal:** To construct one story addition to the rear portion of existing single family dwelling.

**Applicant:** Rodolfo Duenas

**Contact Person/Phone Number:** (510)541-2907

**Owner:** Joel Quintero

**Case File Number:** VDRD04-446

**Planning Permits Required:** Special Residential Design Review for addition and alteration; A Minor Variance to allow a 2'-6" side yard setback where 4' minimum is required.

**General Plan:** Mixed Housing Type Residential

**Zoning:** R-50 Medium Density Residential Zone.

(continue on page 4)

(continue from page 3)

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.  
**Historic Status:** Not a Potential Designated Historic Property; Survey rating: X  
**Service Delivery District:** 4  
**City Council District:** 5  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

7. **Location:** 2024 94th Avenue (APN 046-5461-003-00 (9/14/04) (9/14/04)  
**Proposal:** To legalize an existing front yard fence by replacing concrete block with new wrought iron fence (over a retaining wall) at 6' high.  
**Applicant:** Heleodoro Salianas  
**Contact Person/Phone Number:** (510)632-4705  
**Owner:** Maria G. Garcia  
**Case File Number:** CU04-451  
**Planning Permits Required:** Minor Conditional Use Permit to construct 6' high front yard fence where 42" high is allowed.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-30 One Family Residential Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.  
**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 **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

8. **Location:** 2207 MacArthur Blvd. (APN 028-0905-002-01) (9/20/04)  
**Proposal:** To convert a martial arts studio to be used as a group assembly activity  
**Applicant:** Young Kim  
**Contact Person/Phone Number:** Young Kim  
(510) 289-9694  
**Owner:** Kim Hyun T & IN N  
**Case File Number:** CU04-459  
**Planning Permits Required:** Minor Conditional Use Permit for a martial arts studio with group assembly activity, Regular Design Review.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-31 Special Retail Commercial 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: Dc3  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6661 or [zoningintern@oaklandnet.com](mailto:zoningintern@oaklandnet.com)

9. **Location:** 3829 Webster Street (APN 012-0973-014-00) (09/24/04)  
**Proposal:** To construct a new 4-unit multi-family dwelling behind an existing 4-unit multi-family dwelling.  
**Applicant:** Toby Levy, Levy Design Partners

(continue on page 5)

(continue from page 4)

**Owner:** Michael Collins  
**Contact Person/Phone Number:** Toby Levy  
(415) 777-0561  
**Case File Number:** DV04-461  
**Planning Permits Required:** Regular Design Review to construct four additional dwelling units. Minor Variances to allow 1/2 of required parking spaces to be compact where 1/3 of spaces are the maximum permitted and to allow 2' of additional parking space width for spaces located next to a wall where 3' minimum is required.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-70, High Density Residential Zone / S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines  
**Historic Status:** Not a Potential Designated Historic Property; Survey rating: X  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

10. **Location:** Peralta Oaks Court (at 3400 Malcolm Avenue) (APN 048-5658-001-07) (10/19/04)  
**Proposal:** To install 50' high early warning siren pole at the street entrance to the Hellman Park.  
**Applicant:** City Of Oakland  
Public Works Agency  
**Contact Person/Phone Number:** Jeffery Krohn  
(510)238-5515  
**Owner:** City of Oakland  
**Case File Number:** CD04-492  
**Planning Permits Required:** Design Review and Minor Conditional Use Permit to establish Utility and Vehicular Civic Activities.  
**General Plan:** Urban Open Space/ Hillside 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:** Designated Historic Property (DHP); Survey Rating: A1+  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

11. **Location:** 406 E 12<sup>th</sup> St (APN 020 -0125-016-00; -017-00) (7/20/04)  
**Proposal:** Tentative Parcel Map to create 5 Condominium Units.  
**Applicant:** Bill Wong  
**Contact Person/Phone Number:** (510)268-8889  
**Owner:** Coong T. Cooc  
**Case File Number:** TPM8416  
**Planning Permits Required:** Tentative Parcel Map to create 5 Condominium Units.  
**General Plan:** Housing and Business Mix  
**Zoning:** C-40 Community Thoroughfare Commercial Zone, S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt 15301(k), State CEQA Guidelines; Subdivision of existing commercial or industrial buildings  
(continue on page 6)

