

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 29, 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: 4714 West Street (APN 013 -1163-019-00) (10/12/04)
	Proposal: To construct a new Single Family Dwelling with Secondary Unit.
	<i>NOTE: This is a re-notice due to new variances being requested with revised plans, after approval of previous design.</i>
	Applicant: Bill Wong
Contact Person/Phone Number:	Bill Wong (510)268-8889
	Owner: Jessie Fry
	Case File Number: REV04-0016 (related to VDRC04-189)
Planning Permits Required:	Special Residential Design Review to construct a single family dwelling with Secondary Unit, and Minor Variances to: (a), locate exterior stairs within the minimum north side yard (5' required; 3' proposed) and locate a portion of the building wall within the minimum south side yard (5' required, 3' proposed); and (b), exceed the maximum paved area of the front yard (50% max. required; approx. 60% proposed).
	General Plan: Mixed Use Residential
	Zoning: R-40 Garden Apartment Residential Zone and S-18 Mediated Residential Design Review Combining Zone.

(continue on page 2)

(continue from page 3)

City Council District: 1
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com

7. **Location:** 97 Hiller Drive (APN 048H-7587-095-00) (11/03/04)
Proposal: To construct a new single family dwelling on a vacant lot
Owner: Jamal Abdulkabir & Joyce Hanson
Contact Person/Phone Number: Richard Janzen
(510)339-7380
Case File Number: DV04-515 (ZP04-081)
Planning Permits Required: Minor Variance to allow a 5't front yard setback, where 20' minimum is required
and Regular Design Review for a new SFD.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential, S-18 Mediated Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small
structures
Historic Status: No historic record
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or
mbrenyah@oaklandnet.com

8. **Location:** 2531 26th Avenue (APN 026-0785-018-02) (10/7/04)
Proposal: New Condominium of a new six unit building approved under previous case
CMD03-551, and condo conversion of the existing duplex at the front of the lot.
Applicant: Barbara Armstrong
Contact Person/Phone Number: (510)332-3311
Owner: Leonel Marquez
Case File Number: TPM-7570
Planning Permits Required: Tentative Parcel Map for condominiums.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Sections 15301(k) & 15332 of the State CEQA Guidelines; division of
multiple family dwellings into common-interest ownership and in-fill
development projects.
Historic Status: Potentially Designated Historic Property; Rating: Dc3
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com

9. **Location:** 300 Harrison Street (APN 001 -0153-016-00) (10/27/04)
Proposal: To merge 14 parcels into one parcel and create 91 condominium units within a
new building. (Approved proposal, CMDV00-366, to construct a 91 unit
residential project with 117 parking spaces in a 5-story, plus mezzanine, building.
Approval for the proposal was granted on December 18, 2002.)
Applicant: Signature Properties, Inc.
Contact Person/Phone Number: (925)463-1122
Owner: Signature at 300 Harrison, LLC
Case File Number: TPM8496
Planning Permits Required: Tentative Parcel Map for a parcel merger and to create condominium units.
General Plan: Waterfront Warehouse District – Estuary Policy Plan

(continue on page 5)

(continue from page 4)

Zoning: C-45 Community Shopping Commercial, S-4 Design Review Combining Zones.
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; infill development. (Environmental Impact Report for CMDV00-366, ER00-0039, certified on December 18, 2002.)
Historic Status: The site is vacant and within the National Register Waterfront Warehouse Historic District.
Service Delivery District: Downtown Metro
City Council District: 3
For further information: Contact case planner **Joann Pavlinec** at (510) 238-6344 or jpavlinec@oaklandnet.com

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.

10. **Location:** **OverMoor Street (APN 048-6175-044-00) (8/30/04)**
 Proposal: To construct a new two story single family dwelling with a 500 square feet secondary residential unit on a vacant parcel.
 Applicant: Li-Sheng Fu
Contact Person/Phone Number: (510)656-8287
 Owner: Noel Yi
 Case File Number: **DRC04-337**
Planning Permits Required: Special Residential Design Review to construct new two story single family dwelling with a 500 sq/ft secondary residential unit.
 General Plan: Hillside Residential
 Zoning: R-30 One- Family Residential Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.
 Historic Status: No historic record
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com
