

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:**

## December 20, 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> 512 Crofton Avenue (APN 011-0855-009-00) (resubmitted 11/24/04)
	<b>Proposal:</b> To construct a new 1-car garage in the front yard of an existing single-family dwelling. The garage is proposed to be located at the front corner of the property in a manner similar to several existing garages on neighboring properties within the same block (the garage will replace the existing open parking space located in the front yard).
	<b>Applicant:</b> Dana Milner, General Contractor
	<b>Owner:</b> Thomas Moore
<b>Contact Person/Phone Number:</b>	Dana Milner (510) 527-7527
<b>Case File Number:</b>	<b>VDRD04-065</b>
<b>Planning Permits Required:</b>	Minor Variance to allow a 0' front yard setback where 20' is required and to allow a 0' side yard setback where 5' is required. Special Residential Design Review for new construction.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-40 Garden Apartment Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301 (New Construction) of the State CEQA Guidelines; minor alterations to an existing facility.
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP); Survey rating: C3
<b>Service Delivery District:</b>	3
<b>City Council District:</b>	2
<b>For further information:</b>	Contact case planner <b>Andrew M. Smith</b> at (510) 238-6414 or <a href="mailto:asmith@oaklandnet.com">asmith@oaklandnet.com</a>



(continue from page 3)	
<b>Environmental Determination:</b>	Exempt, Sections 15303 & 15315 of the State CEQA Guidelines; new construction of small structures & minor land divisions
<b>Historic Status:</b>	Potential Designated Historic Property (PDHP); rating: B+1+
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or pvollman@oaklandnet.com

<b>5.</b>	<b>Location:</b> 7607 International Boulevard (APN 041-4191-021-01)
	<b>Proposal:</b> To install a telecommunications facility including three antennas located within a chimney projection and a 10' by 15' equipment cabinet.
	<b>Applicant:</b> metroPCS
<b>Contact Person/Phone Number:</b>	Maryann Miller / (510) 919-3224
<b>Owner:</b>	Allen Temple Housing Corporation IV
<b>Case File Number:</b>	<b>DR04-443</b>
<b>Planning Permits Required:</b>	Regular Design Review for a telecommunications facility.
<b>General Plan:</b>	Urban Residential
<b>Zoning:</b>	C-40 Community Thoroughfare Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; utility extension.
<b>Historic Status:</b>	Not a Potential Designated Historic Property (PDHP); Survey Rating: X
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	7
<b>For Further Information:</b>	Contact case planner <b>Leigh McCullen</b> at (510) 238-4977 or by email: <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a> .

<b>6.</b>	<b>Location:</b> 8930 Macarthur Blvd (APN 043A-4638-022-00) (9/10/04)
	<b>Proposal:</b> To construct an 18-unit mixed use building with ground floor commercial tenant space.
	<b>Applicant:</b> 8930 Macarthur LLC
<b>Contact Person/Phone Number:</b>	8930 Macarthur LLC(Dietra Leland) (510)251-9611
<b>Owner:</b>	Robert & Lois Kendall
<b>Case File Number:</b>	<b>CDV04-447</b>
<b>Planning Permits Required:</b>	Regular Design Review for the construction of 18 units, Minor Interim Conditional Use Permit to achieve the density of the Neighborhood Center Mixed Use General Plan designation, Minor Variance to allow a height of 49' (54' to the peak of the roof) where the permitted height limit is 40'.
<b>General Plan:</b>	Neighborhood Center Mixed Use
<b>Zoning:</b>	C-10 Local Retail Commercial Zone
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; in-fill.
<b>Historic Status:</b>	Non historic property; Survey Rating: X
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Robert D. Merkamp</b> at (510) 238-6283 or <a href="mailto:rmerkamp@oaklandnet.com">rmerkamp@oaklandnet.com</a>

<b>7.</b>	<b>Location:</b> 9847 Empire Road (APN 045-5320-010-02) (9/27/04)
	<b>Proposal:</b> To legalize the conversion of an 170 sf attached garage into additional floor area for a 1,196 sf single-family dwelling
<b>Applicant/ Telephone Number:</b>	Michael Wilkerson / (510) 773-5874
<b>Owner:</b>	Michael Wilderson
<b>Case File Number:</b>	<b>VDRC04-464</b>
<b>Planning Permits Required:</b>	Minor Variance for a 10' by 16' parking space where 8' by 18' is required and Special Residential Design Review to increase the floor area of a single-family dwelling.
	(continue on page 4)

(continue from page 3)

**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:** Not a Potentially Designated Historic Property; Survey rating: D3  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com)

8. **Location:** 4301 Piedmont Ave (APN 013 -1116-012-00) (10/18/04)  
**Proposal:** To add a new deli in an existing commercial space (formerly occupied by a bakery)  
**Applicant:** Stanislav Sarkisyants  
**Contact Person/Phone Number:** Stanislav Sarkisyants  
(510)418-5380  
**Owner:** George & Eva Fulop  
**Case File Number:** CU04-487  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Food Sales Commercial Activity in the C-31 zone.  
**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:** Non historic property  
**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](mailto:rmerkamp@oaklandnet.com)

9. **Location:** 2214 Broadway (APN 008-0656-008-01) (12/06/04)  
**Proposal:** To establish a General Food Sales use (Louisiana Chicken restaurant) within the ground floor of an existing building.  
**Applicant:** Chakay McDonald  
**Contact Person/Phone Number:** Chakay McDonald  
(510) 333-3825  
**Owner:** Davoudi Shahla  
**Case File Number:** CD04-554  
**Planning Permits Required:** Minor Conditional Use Permit to provide a restaurant (General Food Sales) within the front 20 feet of a building and Design Review for a Sign within the S-8 zoning district  
**General Plan:** Central Business District  
**Zoning:** C-55 Central Core Commercial Zone, S-8 Urban Street Combining Zone, & S-17 Residential Open Space Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities  
**Historic Status:** Potential Designated Historic Property/OCHS Rating C2+  
**Service Delivery District:** Metro  
**City Council District:** 3  
**For further information:** Contact case planner **Scott Miller** at (510) 238-2235 or [smiller@oaklandnet.com](mailto:smiller@oaklandnet.com)