

APPLICATIONS ON FILE  
January 28, 2005

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor  
Oakland, California 94612-2031

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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:**

**February 7, 2005**

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.

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|-------------------------------------|---|
| <b>1.</b>                           | <b>Location:</b> 2187 48 <sup>th</sup> Avenue (APN 036-2416-019-00) (11/6/03)   |
|                                     | <b>Proposal:</b> Construct a second single family dwelling to the rear of the existing single family dwelling for a total of two dwelling units on the lot. |
|                                     | <b>Applicant:</b> Kenneth Hopkins   |
| <b>Contact Person/Phone Number:</b> | (510)261-2342   |
|                                     | <b>Owner:</b> Kenneth Hopkins   |
|                                     | <b>Case File Number:</b> VDRD03-546   |
| <b>Planning Permits Required:</b>   | Minor Variance for driveway with a width of 7'6" (pre-existing condition) where 9'0" is required and Special Residential Design Review.                     |
|                                     | <b>General Plan:</b> Mixed Housing Type Residential   |
|                                     | <b>Zoning:</b> R-50, Medium Density Residential Zone  |
| <b>Environmental Determination:</b> | Exempt, Section 15303 of the State CEQA Guidelines; small structures  |
|                                     | <b>Historic Status:</b> Not a Potential Designated Historic Property; survey rating: X  |
| <b>Service Delivery District:</b>   | 5   |
| <b>City Council District:</b>       | 4   |
| <b>For further information:</b>     | Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or pvollman@oaklandnet.com  |



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**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)

5. **Location:** **1001 Cotton St (APN 019 -0054-007-01) (11/24/04)**  
**Proposal:** To construct a new 14,840 square foot animal care facility  
**Applicant:** Dennis Furukawa  
**Contact Person/Phone Number:** Dennis Furukawa  
(415)388-0451  
**Owner:** Joseph Conley  
**Case File Number:** **CU04-538**  
**Planning Permits Required:** Minor Conditional Use Permit to operate an animal care commercial activity in the M-40 Zone.  
**Estuary Plan:** Light Industry 2  
**Zoning:** M-40 Heavy Manufacturing Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration to existing facilities.  
**Historic Status:** Non historic property  
**Service Delivery District:** 3  
**City Council District:** 5  
**For further information:** Contact case planner **Robert D. Merkamp** at (510) 238-6283 or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com)

6. **Location:** **4301 Piedmont Ave (APN 013 -1116-012-00) (11/24/04)**  
**Proposal:** To add a new restaurant in a newly constructed commercial space  
**Applicant:** City Shapers  
**Contact Person/Phone Number:** City Shapers  
(510)836-9300  
**Owner:** George & Eva Fulop  
**Case File Number:** **CU04-540**  
**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)

7.                   **Location:** 601 Hegenberger Rd (APN 042 -4328-001-14) (11/29/04)  
                      **Proposal:** Relocate the main entrance for an existing restaurant to the Hegenberger Road frontage and new building mounted signs.  
                      **Applicant:** Tait & Associates Inc

**Contact Person/Phone Number:** Tait & Associates Inc  
(714) 560-8629

**Owner:** Denny's Realty Inc

**Case File Number:** DR04-543

**Planning Permits Required:** Regular Design Review to allow alterations to an existing structure in the C-36 Zone.

**General Plan:** Regional Commercial

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

**Environmental Determination:** Exempt, Section 15301(e)(1) of the State CEQA Guidelines; minor alteration to existing facilities

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

**Service Delivery District:** 5

**City Council District:** 7

**For further information:** Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

8.                   **Location:** 9350 Skyline Boulevard (APN 048D-7290-006-00) (11/30/04)  
                      **Proposal:** To expand the first floor and construct a new second story addition along the side property line for a total addition of 767 sq. ft. to an existing single family dwelling  
                      **Applicant:** Jarvis Architects

**Contact Person/Phone Number:** Cindy Chan  
(510) 654-6755

**Owner:** Nancy Koscher & Douglas Mosher

**Case File Number:** DV04-547

**Planning Permits Required:** Regular Design Review for an addition to an existing residential unit in the S-10 Combining Zone and Minor Variances to allow a 6'-6" side yard setback where a 9'-8" minimum is required.

**General Plan:** Hillside Residential

**Zoning:** R-30 One-Family Residential Zone; S-10 Scenic Route Combining Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; alterations to existing facilities

**Historic Status:** Not a Potential Historic Designated Property; Survey rating: X

**Service Delivery District:** 2

**City Council District:** 4

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

9.                   **Location:** 1001 62<sup>nd</sup> Street (APN 016-1442-055-00) (11/24/04)  
                      **Proposal:** To subdivide an existing parcel contains a triplex and a single family dwelling unit into two parcels.  
                                  **Note: This application was previously noticed in error**

**Applicant:** City Shapers

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

**Owner:** Phil Milenbah

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**Case File Number:** CU04-549/TPM 8205  
**Planning Permits Required:** Tentative Parcel Map and Conditional Use Permit to allow (1) Subdivision of an existing parcel containing two principal buildings into two lots with waiver of certain regulations. (2) Transfer of development density rights from rear parcel to adjacent parcel in the front under same ownership to allow the lot split and limit development to the existing four units.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden apartment Residential Zone, S-18 Mediated Design Review Combining Zone.  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; Minor Land Division and 15301 existing facilities.  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: DC3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

10. **Location:** 465 Elwood Avenue(APN 010-0826-001-00) (12/4/04)  
**Proposal:** Subdivide one parcel into two, each of which will contain one of the two existing buildings.  
**Applicant:** Chris Murphree  
**Contact Person/Phone Number:** (925)998-8371  
**Owner:** Nero Tovar  
**Case File Number:** CU04-562 & TPM-8564  
**Planning Permits Required:** Conditional Use Permit to subdivide a lot with existing buildings that will result in substandard parcels, and Tentative Parcel Map for a lot split.  
**General Plan:** Mixed Housing Type Residential/ Neighborhood Center  
**Zoning:** R-35 Special One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions  
**Historic Status:** Not a Potential Designated Historic Property; survey rating: x  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

11. **Location:** 583 59<sup>th</sup> Street (APN 015 -1373-038-00)  
**Proposal:** One parcel subdivision to convert three residential rental units to condominium units  
**Applicant:** Thomas Nemeth  
**Contact Person/Phone Number:** Thomas Nemeth  
(510) 652-6537  
**Owner:** Thomas Nemeth  
**Case File Number:** TPM 8513  
**Planning Permits Required:** Tentative Parcel Map to create a three unit residential condominium ownership.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential Zone; S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions  
**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 **Caesar Quitevis** at (510) 238-6343 or clquitevis@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.

<b>12.</b>	<b>Location:</b> 4055 39 <sup>th</sup> Avenue (APN 030-1923-044-00) (12/31/04)
	<b>Proposal:</b> To create a 500 square-foot secondary-unit within an existing single family building envelope
	<b>Applicant:</b> Ronny Chen
	<b>Contact Person/Phone Number:</b> (510)410-2656
	<b>Owner:</b> Ronny Chen
	<b>Case File Number:</b> DRC04-409
	<b>Planning Permits Required:</b> Special Design Review to establish a secondary unit.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One Family 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: N/A
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jsmadani@oaklandnet.com">jsmadani@oaklandnet.com</a>

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