

APPLICATIONS ON FILE
February 4, 2005

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

February 14, 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.

1.	Location: 1805 Fruitvale Avenue (APN 025-0725-015-00) (3/19/04) Proposal: Demolish the existing building and construct a new 8 unit building. Applicant: Richard Janzen Contact Person/Phone Number: (510)339-7380 Owner: Jane Ng Case File Number: DR04-121 Planning Permits Required: Regular Design Review for a new 8 unit building. General Plan: Urban Residential Zoning: R-60 Medium-High Density Residential Zone Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects Historic Status: Potential Designated Historic Property (PDHP); survey rating: Dc3 Service Delivery District: 3 City Council District: 5 For further information: Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com
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2. **Location:** 290 Capricorn Ave. (APN 048G-7424-093-00) (10/15/04)
NOTE: This is a re-notice of a previous notice dated December 17, 2004, which inadvertently omitted the building height variance.

Proposal: To construct a 1,478 two-story addition to an existing two-story 910 sq.ft. single family residence.

Applicant: David Claydon

Contact Person/ David Claydon

Phone Number: (925)946-9321

Owner: Patrick Doherty

Case File Number: DV04-486

Planning Permits Required: Design Review to construct an addition to an existing single family dwelling with a Minor Variance to locate the addition 11' from the rear lot line where 20' minimum is required and a Minor Variance to exceed the stepped height limit (a 24' max. height limit, measured from the edge of pavement, is required for portions of the structure located within 20 feet of the front lot line; whereas the proposed building is 40-43 feet in height within a distance of 16-20 feet of the front lot line).

General Plan: Hillside Residential

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

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; additions to existing 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

3. **Location:** 37 Hiller Drive (APN 048H-7576-032-00) (11/2/04)

Proposal: Construct a new wall ranging in height from 4'-3.5" to 7'-11" located in the front yard of a single-family dwelling.

Applicant: J. Allen Sayles, Architect

Contact Person/Phone Number: J. Allen Sayles, Architect
(925) 937-3986

Owner: Bob & Linda Harris

Case File Number: V04-509

Planning Permits Required: Minor Variance to allow a wall located in the front yard setback with a maximum height of 7'-11" where the maximum allowed height is 6'.

General Plan: Hillside Residential

Zoning: R-30 One-Family Residential Zone & S-18 Mediated Residential Design Review Combining Zone

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

Historic Status: No historic record

Service Delivery District: 2

City Council District: 1

For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

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Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Andrew M. Smith** at (510) 238-6414 or
asmith@oaklandnet.com

9. **Location:** **10 Eastmont Town Center, 7200 Bancroft Avenue (APN: 039-3291-021-00) (02/01/05)**
Proposal: To convert an existing commercial building to 69 senior housing units
Owner: Eastmont Town Center
Contact Person/Phone Number: Gregory Garrett – Eastmont Town Center
(510)632-1131 ext. 18
Case File Number: **DV05-042**
Planning Permits Required: Minor Variance to provide 8,785 square-feet of useable open space where 9,400 square-feet minimum is required, and Design Review for minor alterations to the existing structure creating 69 residential units.
General Plan: Community Commercial
Zoning: C-30 District Thoroughfare Commercial Zone
Environmental Determination: Exempt, Sections 15301 & 15280 of the State CEQA Guidelines; Minor alterations to existing facilities, affordable senior housing
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or
mbrenyah@oaklandnet.com

10. **Location:** **811 & 815 46th Street (APN 013-1166-041-00) (12/6/04)**
Proposal: To subdivide a 5,000 sq. ft. lot that containing two existing single-family dwellings into two lots, each approximately 2,500 sq. ft. in size, and each containing one of the existing single-family dwellings.
Applicant: Dwane Jensen, CITYshapers
Owner: Proverb G. Jacobs Jr. & Mimi Johnson Jacobs
Contact Person/Phone Number: Dwane Jensen
(510) 836-9300
Case File Number: **TPM8461 / CU04-558**
Planning Permits Required: Tentative Parcel Map to subdivide one parcel into two lots; Minor Conditional Use Permit to waive the minimum side yard setback, lot area, and lot width requirements to subdivide a parcel between two primary buildings.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone & S-18 Medicated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15315 (Minor Land Divisions) 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