

APPLICATIONS ON FILE  
February 18, 2005

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:**

**March 1, 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.

<b>1.</b>	<b>Location:</b> 1041 Grand View Drive (048H-7606-024-00) (7/16/04)
	<b>Proposal:</b> To construct a new single family dwelling on a up-slope lot of approximately 3,782 square feet
	<b>Applicant:</b> Sue Black
<b>Contact Person/Phone Number:</b>	Sue Black (510) 331-1034
	<b>Owner:</b> Sue Black
	<b>Case File Number:</b> CD04-348
<b>Planning Permits Required:</b>	Design Review for new residential construction in the S-18 zone with a floor area over 3500 sq. ft., and a Minor Conditional Use Permit to allow the stair tower 12' above the 24' height limit as measured from the edge of street pavement and 20' of the front property line. Hillside Residential
	<b>Zoning:</b> R-30 One-Family Density Residential Zone, S14 Community Restoration Development Combining Zone, & S-18 Mediated Design Review Combining 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: vacant parcel
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or clquitevis@oaklandnet.com



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**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facility  
**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 **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

5. **Location:** 6126 Pinewood Rd (APN 048H-7565-038-00 (1/11/05))  
**Proposal:** Construct a new 1,198 square foot secondary unit detached from the main house (the secondary unit will face Ruthland Rd). This application had been previously noticed in 2003. As a part of this application, an existing second unit located within the main residence shall be removed.  
**Applicant:** Dwane Jensen  
**Contact Person/Phone Number:** Dwane Jensen  
(510)836-9300  
**Owner:** Matthew Doughty  
**Case File Number:** CDRC05-010  
**Planning Permits Required:** Special Residential Design Review to construct a secondary dwelling unit and a Minor Conditional Use Permit to construct a secondary dwelling unit over 650 square feet.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone and S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt Section 15303 of the State CEQA Guidelines; construction of a secondary unit.  
**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 **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

6. **Location:** 1245 51<sup>st</sup> Avenue (APN 034-2272-014-00 (1/14/05))  
**Proposal:** Convert an existing ground floor of existing single family dwelling into a second residential unit and construct 614 square foot rear addition.  
**Applicant:** Al Davis  
**Contact Person/Phone Number:** Al Davis  
(510)706-4562  
**Owner:** Dinh Huynh Lee  
**Case File Number:** CD05-018  
**Planning Permits Required:** Minor Interim Conditional Use Permit and Design Review for an addition and alteration to construct 614 square foot rear addition to accommodate a second residential unit on the ground floor.  
**General Plan:** Housing Business Mix  
**Zoning:** M-30 General Industrial Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.  
**Historic Status:** Not a Historic Property.  
**Service Delivery District:** 5  
**City Council District:** 5  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com



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**Zoning:** R-40 Garden Apartment Residential; S-18 Mediated Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities  
**Historic Status:** Potential Historic Property (PDHP); survey rating: D2+  
**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](mailto:mbrenyah@oaklandnet.com)

**10.** **Location:** **15835 Skyline Boulevard (APN 048-6298-057-00)**  
**Proposal:** To subdivide a 39,471 square foot parcel into three parcels.  
**Applicant:** Leopold Ray-Lynch  
**Contact Person/Phone Number:** Leopold Ray-Lynch  
(510) 562-9898  
**Owner:** Leopold Ray-Lynch  
**Case File Number:** **TPM7483**  
**Planning Permits Required:** Tentative Parcel Map to subdivide a 39,471 square foot parcel into three parcels. This map was previously approved but expired prior to recordation of the final map.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines, In-fill development project.  
**Historic Status:** No Historic Status  
**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).

**11.** **Location:** **55 Gypsy Lane (APN 048H-7653-001-00) (3/23/04)**  
**Proposal:** To subdivide a 58,802 square foot parcel into two parcels and one remainder.  
**Applicant:** Francis Bradford  
**Contact Person/Phone Number:** Joseph Bradford  
(408) 768-7550  
**Owner:** Francis Bradford  
**Case File Number:** **TPM-8271**  
**Planning Permits Required:** Tentative Parcel Map to subdivide a 58,802 square foot parcel into two parcels and one remainder.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone, S-18 Mediated Design Review Overlay Zone, S-14 Community Restoration Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines, In-fill development project.  
**Historic Status:** Not a Potentially Designated Historic Property; Survey Rating F3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com).

