

APPLICATIONS ON FILE  
March 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

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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:**

**March 28, 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> 2947 82 <sup>nd</sup> Avenue (APN 040A-3423-016-00) (12/10/04)  |
|                                     | <b>Proposal:</b> To construct a second story addition and one story front addition of approximately 1,612 square feet to an existing single family dwelling  |
|                                     | <b>Applicant:</b> Rodney Smith   |
| <b>Contact Person/Phone Number:</b> | Rodney Smith<br>(209) 570-1428   |
|                                     | <b>Owner:</b> Michael and Gina Hogan   |
|                                     | <b>Case File Number:</b> VDRD 04-569   |
| <b>Planning Permits Required:</b>   | Minor Variance to allow a proposed second floor addition that is aligned with the existing first floor to encroach in the side yard setback (5' required, 9" proposed) and Special Residential Design Review for a residential remodel |
|                                     | <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 Historic Property; Survey rating: X  |
| <b>Service Delivery District:</b>   | 5  |
| <b>City Council District:</b>       | 6  |
| <b>For further information:</b>     | Contact case planner <b>Caesar Quitevis</b> at (510) 238-6343 or clquitevis@oaklandnet.com   |



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**Zoning:** M-30 General Industrial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing facilities.  
**Historic Status:** No Historic Record  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

5. **Location:** **5251 Broadway (APN 014-1248-014-00) (2/4/05)**  
**Proposal:** To establish a "Consultative and Financial Services" business at the ground floor of an existing commercial building. The proposed use will also include an accessory art gallery that will contain artwork from the CCAC and other local artists.  
**Applicant:** Michael Mandell  
**Contact Person/Phone Number:** (510)653-6246  
**Owner:** Broadway College Investors  
**Case File Number:** **CU05-051**  
**Planning Permits Required:** Conditional Use Permit to allow a "Consultative and Financial Service" activity at the ground floor in the C-31 Zone.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-31 Special Retail Commercial Zone  
**Environmental Determination:** Exempt, Section 15301, existing facilities.  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: C3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

6. **Location:** **6201 Westwood Way (APN 048F-7383-0041-00) (02/15/05)**  
**Proposal:** To construct a new 2,654 square-foot single family dwelling on a vacant lot  
**Owner:** Rick Ringer  
**Contact Person/Phone Number:** Robert Swatt, Swatt Architects  
(510)985-9779  
**Case File Number:** **DV05-069**  
**Planning Permits Required:** Regular Design Review to construct a new single family dwelling and Minor Variance to allow a 7'-3" rear yard setback where 20' minimum is required  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures  
**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



