

APPLICATIONS ON FILE
April 1, 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:

April 11, 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: 6631 Heather Ridge Way (APN 048G-7442-003-00) (8/4/04)
	Proposal: Revision to previously approved permit (DRD94-002) to add to the side of an existing single family dwelling approximately 415 square feet
	Applicant: Edna Espanol
Contact Person/Phone Number:	Edna Espanol (510) 339-9300
	Owner: Edna Espanol
	Case File Number: REV04-012
	Planning Permits Required: Special Residential Design Review for additions and alterations and Minor Variance to allow a 5' side setback where 7'-1" is required.
	General Plan: Hillside 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: Potential Designated Historic Property; Survey rating: Dc3C
	Service Delivery District: 2
	City Council District: 1
	For further information: Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

2. **Location:** 666 32nd Street (APN 009-0717-030-00) (8/9/04)
 Proposal: Construct a new single family house fronting onto Brockhurst Street, and construct a new secondary unit, which will front onto 32nd Street.
 Applicant: Jose Robles
Contact Person/Phone Number: (510)268-1770
 Owner: Emmanuel Okereke
 Case File Number: CDRC04-388
 Planning Permits Required: Minor Conditional Use permit for a secondary unit exceeding 650 square feet and Special Residential Design Review.
 General Plan: Mixed Housing Type Residential
 Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; small structures
 Historic Status: ASI vacant parcel located in the Herbert Hoover School Historic District
 Service Delivery District: 1
 City Council District: 3
 For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3. **Location:** Vacant lot between 3432 and 3446 Brunell Drive (APN 029-1173-022-01) (09/28/04)
 Proposal: To construct a new single family dwelling on a vacant lot and upgrade an existing driveway into a Shared Access Facility
 Owner: Zhilian Wang
Contact Person/Phone Number: Guita Boostani
 (510)763-3636
 Case File Number: CDV04-465 (Previously noticed as VDRC04-465) (Related permits: CP05-071, T05-040)
 Planning Permits Required: Design Review and Creek Protection Permit to construct a new single family dwelling on a vacant lot, with Minor Variances to allow the portion of the building located within the 20-foot front setback to exceed the 24-foot height above mid-point of edge of pavement; to allow the building wall length along the north side property line to exceed 35 feet; to allow a 6-foot side yard setback where 8.3 feet is required; and Minor Conditional Use Permit to upgrade the existing driveway into a Shared Access Facility.
 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 (PDHP); Survey rating: N/A
 Service Delivery District: 4
 City Council District: 4
 For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

(continue from page 4)

Zoning: R-40 Garden Apartment Residential Zone; S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
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

9. **Location:** 15735 Skyline Boulevard (APN 048-6298-057-00) (9/2/04 & 3/25/05)
Proposal: Subdivide one parcel containing one existing single-family dwelling into four lots to facilitate construction of three new single-family dwellings.
Applicant/Owner: Michael Bank
Contact Person/Phone Number: Pete Bank
(510) 5315449
Case File Number: TPM 8475 & V05-138
Planning Permits Required: Tentative Parcel Map to allow the subdivision of one parcel into four lots. Minor Variance to allow the creation of a new lot containing a vehicular access corridor (driveway) approximately 600 feet in length where 300 feet is the maximum length allowed.
General Plan: Hillside Residential
Zoning: R-30 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 (PDHP); Survey rating: F3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

10. **Location:** 3830 Greenwood Avenue (APN 024-0531-027-00) (1/24/05)
Proposal: To convert four residential dwelling units into two residential condominium units.
Applicant: Brian Olson and Lawrence Kampel
Contact Person/Phone Number: Brian Olson and Lawrence Kampel (510) 843-3222
Owner: Lawrence Kampel
Case File Number: TPM 8536
Planning Permits Required: Tentative Parcel Map for four condominium dwelling units.
General Plan: Detached Unit and Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
Historic Status: Not a Potential Designated Historic Property (PDHP), Survey Rating X
Service Delivery District: 3
City Council District: 5
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

11.	Location: 2805 Park Boulevard (APN 023-0404-014-00) (2/10/05)
	Proposal: To create condominium rights for a new building containing 24 residential units.
	Applicant: TK Land Consultants, LLC (818) 380-2600 ext. 19
	Owner: TK Land Consultants, LLC and A & S Park Boulevard LLC
	Case File Number: TPM 8565
	Planning Permits Required: Tentative Parcel Map for condominium purposes.
	General Plan: Urban Residential
	Zoning: C-28 Neighborhood Center Mixed Use
	Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of multi-family dwelling into common-interest ownership.
	Historic Status: No Historic Rating
	Service Delivery District: 3
	City Council District: 2
	For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@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.

12.	Location: 258 Cross Road (APN 048A-7105-040-01) (11/12/04)
	Proposal: Add a 499 square foot secondary unit within the ground floor of the existing Single Family dwelling.
	Applicant: City Shapers c/o Dwane Jensen
	Contact Person/Phone Number: (510)836-9300
	Owner: Lauriann Delay
	Case File Number: DRC05-0085
	Planning Permits Required: Special Residential Design Review Checklist for a Secondary Unit
	General Plan: Detached Unit Residential
	Zoning: R-30/S-18, One Family Residential Zone/Mediated Design Review Zone
	Environmental Determination: Exempt, Section 15268 of the State CEQA Guidelines; Ministerial Projects
	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 Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com
