

APPLICATIONS ON FILE
April 29, 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:

May 9, 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: 1965 Hoover Avenue (APN 029A-1317-028-02) (2/23/04)
	Proposal: Construct a 1,747 sq. ft. one-story addition to an existing 528 sq. ft. single-family dwelling.
	Applicant/Owner: Marc Weber & Jorge Goopar
Contact Person/Phone Number:	Marc Weber & Jorge Goopar (510) 812-6359
	Case File Number: VDRD04-075
Planning Permits Required:	Special Residential Design Review (Discretionary) to allow alterations to an existing residential facility; Minor Variance to allow a rear yard setback measuring 5' where 54.5' is required.
	General Plan: Detached Unit Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
	Historic Status: Not a Potential Designated Historic Property; Survey rating: X
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

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Case File Number: VDRC04-573
Planning Permits Required: Minor Variances to A) allow construction 10'-14' from the rear property line where 20' is required, B) to reduce the minimum driveway length as measured from the edge of curb for lots with a structure slope over 20% (20'-0" required, proposed varies from 18'6" to 17'-0"), and C) to allow a 32' tall building where 24' is the maximum allowed for upslope lots over 20% gradient within 20'-0" of the front property line. Special Residential Design Review for new construction.
General Plan: Urban Residential
Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: Potential Designated Historic Property (PDHP); Survey rating:C2+ (prior rating before structure demolished)
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

5. **Location:** 317 and 319 Lester Avenue (APN 021-0227-030-00 and 021-0227-031-00) (12/21/04)
Proposal: Construct eight dwelling units to the rear of two existing single-family dwellings on 17,604 square foot lot.
Applicant/Phone Number: William Coburn (510) 893-8826
Owner: Jay Lakireddy
Case File Number: DR04-582
Planning Permits Required: Regular Design Review for eight new dwelling units and to restore the exterior of existing single-family dwelling.
General Plan: Urban Residential
Zoning: R-60 Medium High Density Residential Zone & S-12 Residential Parking Combining Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; infill development
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: Dc2+ and D2+, located in the Cleveland Heights Historic District
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

6. **Location:** Balboa Drive , vacant lot located on Bishop Court near the intersection of Paso Robles Drive (APN 048E-7348-082-00) (2/4/05)
Proposal: Construct a new single-family dwelling measuring approximately 3,537 square feet of floor area. The new house would be located on Bishop Court. (Note: This project was previously noticed with incorrect zoning information. This notice contains the correct zoning information.)
Applicant/Contact Person/Phone Number: John Robinson (510) 433-0795
Owner: Tang Bi Zhen
Case File Number: DR05-050

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Planning Permits Required: Regular Design Review to allow a new residential facility in the S-10 Zone.
General Plan: Hillside Residential
Zoning: R-20 Low Density Residential Zone & S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: No historic record
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

7. **Location:** 225 Rishell Drive (APN 037A-3149-065-00) (2/25/05)
Proposal: Remodel and alteration of front entry and kitchen involving 91 sq. f.t to an existing non-conforming single family dwelling
Applicant: Mark Bucciarelli
Contact Person/Phone Number: Mark Bucciarelli
(650) 455-1207
Owner: Teresa Holliday
Case File Number: VDRC05-087
Planning Permits Required: Minor Variance to allow construction 17' from the front property line where 20' minimum is required and Special Residential Design Review for additions and alterations.
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: Not a Potential Designated Historic Property; Survey rating:F3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

8. **Location:** 449 Florence Avenue (APN 048B-7144-011-00) (3/21/05)
Proposal: To construct first and second-story additions totaling 988 s.f. at the rear of an existing 2,674 s.f. single-family residence.
Applicant: Dwane Jensen, CITYshapers
Contact Person/Phone Number: Dwane Jensen, CITYshapers
(510)836-9300
Owner: Mike and Karen Swenson
Case File Number: DV05-128
Planning Permits Required: Design Review to construct additions to an existing single-family dwelling and a Minor Variance to allow a 30'9" building height where 30' is permitted (25' max. wall height permitted; 27' proposed).
General Plan: Detached Unit 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; small additions
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: XC3?
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

<i>(continue from page 5)</i>	Regular Design Review to allow 3 units in the R-70 zone
Planning Permits Required:	
General Plan:	Urban Residential
Zoning:	R-70 High Density Residential Zone & R-50 Medium Density Residential Zone
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:	5
City Council District:	6
For further information:	Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com

12.	Location: 380 12 th Street (APN 002-0057-007-00) (04/19/05)
	Proposal: Tentative Parcel Map to create 13 condominium units.
	Applicant/Owner: John Le
Contact Person/Phone Number:	John Le (510) 348-4884
	Case File Number: TPM-8699
Planning Permits Required:	Tentative Parcel Map to create 13 condominium units.
General Plan:	Central Business District
Zoning:	C-55 Central Core Commercial Zone & S-17 Downtown Residential Open Space 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: *3
Service Delivery District:	Downtown Metro
City Council District:	2
For further information:	Contact case planner Joann Pavlinec at (510) 238-6344 or jpavlinec@oaklandnet.com
