

APPLICATIONS ON FILE
April 8, 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 18, 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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| 1. | Location: | 1413 16th Street (APN 005-0371-019-00) (12/6/04) |
| | Proposal: | Construct a new two story single family dwelling. |
| | Applicant: | Richard Gutierrez |
| | Contact Person/Phone Number: | (510)909-6574 |
| | Owner: | Richard Gutierrez |
| | Case File Number: | DR04-553 |
| | Planning Permits Required: | Regular Design Review |
| | General Plan: | Mixed Housing Type Residential |
| | Zoning: | R-36 Small Lot Residential Zone & S-4 Design Review Combining Zone |
| | Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; new small structures |
| | Historic Status: | API vacant lot |
| | Service Delivery District: | 1 |
| | City Council District: | 3 |
| | For further information: | Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com |

2. **Location:** SW/C of Bancroft and 75th Avenues; APN 040 -3337-001-02) (1/4/05)
 Proposal: Construct a new tri-plex on a vacant lot
 Applicant: Humberto and Luis Chavez
 Contact Person/Phone Humberto and Luis Chavez
 Number: (510) 967-6671
 Owner: Humberto and Luis Chavez
 Case File Number: DR05-002
 Planning Permits Required: Regular Design Review to allow three units in the R-70 zone
 General Plan: Mixed Housing Type Residential
 Zoning: R-70 High Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
 Historic Status: No historic record
 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

3. **Location:** 3600 Butters Drive (APN 029-1151-069-00) (1/27/05)
 Proposal: To construct an 882 square foot second story addition to a 2,147 square foot one story single-family dwelling.
 Applicant / Phone Number:: Joanne Koch, Koch Architects / (510) 558-8280
 Owner: Scott and Carolyn Gregory
 Case File Number: VDRD05-031
 Planning Permits Required: Minor Variance to continue an existing non-conforming 21-foot rear yard setback where 25 feet is required, Special Residential Design Review for an addition to a single-family dwelling.
 General Plan: Hillside Residential
 Zoning: R-20 Low Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures
 Historic Status: Potentially Designated Historic Property / Not a Potential Designated Historic Property (PDHP); Survey Rating: XC3?
 Service Delivery District: 4
 City Council District: 4
 For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

4. **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.
 Applicant: John Robinson
 Contact Person/Phone John Robinson
 Number: (510) 433-0795
 Owner: Tang Bi Zhen
 Case File Number: DR05-050
 Planning Permits Required: Regular Design Review to allow a new residential facility in the S-10 Zone.
 General Plan: Hillside Residential
 Zoning: R-30 One-Family Residential Zone; S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
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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

5. **Location:** 5327 College Avenue (APN 014-1249-008-00) (2/8/05)
Proposal: Establish a new real estate office in an existing building.
Applicant: Heather Sittig
Contact Person/Phone Number: Heather Sittig (510) 282-1696
Owner: Aili Maki
Case File Number: CU05-055
Planning Permits Required: Minor Conditional Use Permit to allow a Consultative and Financial Services Commercial Activity on 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 of the State CEQA Guidelines; existing facilities
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 **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

6. **Location:** 1417 16th Street (APN 005-0371-018-00) (2/14/05)
Proposal: Construct a new two story single family dwelling.
Applicant: Richard Gutierrez
Contact Person/Phone Number: (510)909-6574
Owner: Richard Gutierrez
Case File Number: DR05-062
Planning Permits Required: Regular Design Review
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone & S-4 Design Review Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: API vacant lot
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

7. **Location:** "1411" 16th Street (APN 005-0371-001-02) (2/14/05)
Proposal: Construct a new two story single family dwelling at the Southwest corner of 16th Street and Mandela Parkway.
Applicant: Richard Gutierrez
Contact Person/Phone Number: (510)909-6574
Owner: Richard Gutierrez
Case File Number: DR05-063

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| Planning Permits Required: | Regular Design Review |
| General Plan: | Mixed Housing Type Residential |
| Zoning: | R-36 Small Lot Residential Zone & S-4 Design Review Combining Zone |
| Environmental Determination: | Exempt, Section 15303 of the State CEQA Guidelines; new small structures |
| 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 |

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| 8. | Location: 6215 International Boulevard (APN 041-3883-038-01) (2/14/05) |
| | Proposal: To establish a check cashing store (900 sq/ft) within an existing shopping center. |
| | Applicant: Mahmud Ghanem |
| | Contact Person/Phone Number: (510) 632-5426 |
| | Owner: Mahmud Ghanem |
| | Case File Number: CU05-065 |
| | Planning Permits Required: Minor Conditional Use Permit to establish a check cashing commercial activity. |
| | General Plan: Urban Residential |
| | Zoning: C-40 Community Thoroughfare Commercial Zone. |
| | Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Existing facilities |
| | Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: Dc3 |
| | Service Delivery District: 5 |
| | City Council District: 6 |
| | For further information: Contact case planner Jason Madani at (510) 238-4790 or jsmadani@oaklandnet.com |

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| 9. | Location: 347 Alcatraz Ave. (APN 016 -1409-017-00) (3/29/05) |
| | Proposal: To raise an existing 2-story duplex 10 feet in height to add a new story underneath, lift and relocate the entire structure 4.5' to the rear and 1.7' to the east, add side and rear additions and miscellaneous interior remodel work resulting in the new ground-level story to be one unit and the upper two floors to be combined to make the second unit (total new floor area: 1,783 s.f.). |
| | Applicant: Jarvis Architects |
| | Contact Person Phone Number: Jon Larson (510)654-6766 |
| | Owner: Roberta Heintz |
| | Case File Number: DR05-143 |
| | Planning Permits Required: Design Review to raise an existing duplex 10 feet in height, add a new story of floor area and side and rear additions and relocate the structure on the same property. |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: R-60 Medium-High Density Residential 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: Potential Designated Historic Property (PDHP); Survey rating: C2+ |
| | Service Delivery District: 2 |
| | City Council District: 1 |
| | For further information: Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@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.

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| 10. | Location: 1351 E 36 th Street (APN 023-0482-028-02 (2/17/05)) |
| | Proposal: To construct new single family dwelling with attached a secondary residential unit (500 sq/ft) on a 3251 sq/ft parcel. |
| | Applicant: William Wong |
| Contact Person/Phone | (510) 268-8889 |
| | Number: |
| | Owner: Mary Wong |
| | Case File Number: DRC05055 |
| Planning Permits Required: | Special Residential Design Review check list to construct new single family with attached secondary residential units (500 sq/ft). |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: R-50 Medium Density Residential Zone. |
| Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure. |
| | Historic Status: Not Historic Property. N/A |
| Service Delivery District: | 3 |
| City Council District: | 5 |
| For further information: | Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com |
