

APPLICATIONS ON FILE  
May 6, 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:**

**May 16, 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> 6110 Acacia Ave. (APN: 048A-7107-032-00) (5/2/05)
	<b>Proposal:</b> To construct a new 4,881 s.f. single-family residence, plus 812 s.f garage on a vacant lot.
	<b>Applicant:</b> Juancho C. Isidoro, Jr., architect
<b>Contact Person/Phone Number:</b>	Juancho C. Isidoro, Jr., architect (415)252-7063
	<b>Owner:</b> Dave Wong
	<b>Case File Number:</b> DR03-240
<b>Planning Permits Required:</b>	Design Review to construct a new single-family residence.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone, S-14 Community Restoration and Development Combining Zone, and S-18 Mediated Residential Design Review Combining Zone.
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; new small structures.
	<b>Historic Status:</b> No historic record for the property which is located in the Claremont Pines Historic District
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Ann Clevenger</b> at (510) 238-6980 or <a href="mailto:aclevenger@oaklandnet.com">aclevenger@oaklandnet.com</a>



**4.**                    **Location:** West side of Wood Street between 12<sup>th</sup> & 14<sup>th</sup> Streets, Frontage Road between 10<sup>th</sup> & 14<sup>th</sup> Street, West Oakland  
APN: 006-0029-001, 000-0315-006 (5/3/05)  
**Proposal:** Request to adjust lot line between two existing parcels at 12<sup>th</sup> and Wood Streets.  
**Applicant:** BUILD West Oakland, LLC  
**Contact Person/Phone Number:** Robert Stevenson (415) 989-1111  
**Owner:** BUILD West Oakland, LLC  
**Case File Number:** **PMW 05-006**  
**Planning Permits Required:** Parcel Map Waiver  
**General Plan:** Business Mix (General Plan Amendment pending)  
**Zoning:** M-20/S-16 (Rezoning pending)  
**Environmental Determination:** Environmental Impact Report published February 7,2005  
**Historic Status:** No historic status – vacant lot  
**Service Delivery District:** 1  
**City Council District:** 3  
**For Further Information:** Contact project planner **Margaret Stanzone** at **(510) 238-4932** or by email at **mstanzone@oaklandnet.com**

**5.**                    **Location:** **1520 E 17<sup>th</sup> Street (APN 020-0212-015-00) (05/02/05)**  
**Proposal:** To build a 2-story rear addition to an existing single-family dwelling. (This application is a revision to a previous application that was approved in January, 2004. The original approval was for a 450 sq. ft. 3-story addition that came to within 30-feet of the rear property line. The current proposal is for a 726 sq. ft. 2-story addition that will come to within 15 feet of the rear property line. No additional changes are proposed to the front of the dwelling or garage).  
**Applicant:** Minxi Liu  
**Owner:** Gou S. Zhao & Pei T. Zhong  
**Contact Person/Phone Number:** Minxi Liu  
(510) 763-6838  
**Case File Number:** **REV05-0009 (revision to DV03-141)**  
**Planning Permits Required:** Design Review for an addition to an existing single-family dwelling.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: C2+  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Andrew M. Smith** at **(510) 238-6414** or **asmith@oaklandnet.com**

**6.**                    **Location:** **3837 Park Boulevard (APN 024 -0531-020-00) (2/4/05)**  
**Proposal:** Remodel and alteration to an existing kitchen in an existing single family dwelling  
**Applicant:** Jim Pawloski  
**Contact Person/Phone Number:** Jim Pawloski  
(707)558-9368  
**Owner:** John and Tania Kelly  
**Case File Number:** **V05-048**  
**Planning Permits Required:** Minor Variance to allow an addition to be located 2' from the side lot line where 4' minimum is required  
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**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-50 Mixed Housing 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: X  
**Service Delivery District:** 3  
**City Council District:** 5  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

7. **Location:** **56 Gypsy Lane (APN 048H-7652-028-00) (2/18/05)**  
*NOTE: This is a re-notice of a project that was Noticed on February 25, 2005, and had a comment deadline of March 7, 2005. The re-notice is due to a revision to the scope of the project (see bold, italicized change in the Proposal section).*  
**Proposal:** To construct additions and alterations totaling 2,169 s.f.\* to an existing 2,994 s.f. single-family residence, demolish existing carport and trellis, and add a new garage consisting of 528 s.f., ***plus a 360 s.f. hobby room above the new garage.***  
**Applicant:** Craig Steely, architect  
**Contact Person/Phone Number:** Craig Steely, architect  
(415)864-7013  
**Owner:** Jinee Tao  
**Case File Number:** **DV05-77**  
**Planning Permits Required:** Design Review to remodel and construct additions and alterations to an existing single family dwelling and a Minor Variance to exceed the maximum height limit within the first 20 feet of the front lot line (a 24' max. height above the edge of pavement elevation is allowed within 20 feet of the front lot line, whereas the topography at 20 feet from the front lot line is already 26 feet above the edge of pavement and the existing building begins at that height and a portion of the addition is 20 feet in height).  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone, S-14 Community Restoration and Development Combining 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:** No historic record  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

8. **Location:** **330 62<sup>nd</sup> St (APN 016 -1408-005-00) (4/5/05)**  
**Proposal:** To construct a two-story addition totaling 311 sf at the rear of an existing single-family residence.  
**Applicant:** Ann Maria Celona  
**Contact Person/Phone Number:** Ann Maria Celona  
(510)420-1128  
**Owner:** D. Arasteh / N. Hendrickson  
**Case File Number:** **DV05-152**

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<b>Planning Permits Required:</b>	Design Review to construct an addition to an existing single-family residence and a Minor Variance to locate the addition 4'-6" from the side lot line whereas 5' minimum is required (addition to follow plane of existing building wall).
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	R-35 Special One-Family Residential Zone, and S-18 Mediated Residential Design Review Combining Zone.
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; additions to existing structures.
<b>Historic Status:</b>	No historic record
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner <b>Ann Clevenger</b> at (510) 238-6980 or aclevenger@oaklandnet.com

<b>9.</b>	<b>Location:</b> 824 Peralta Street (APN 004-0093-021-00) (3/10/05)
	<b>Proposal:</b> Four unit condominium conversion of an existing six unit building.
	<b>Applicant:</b> Steve Brandenburg
<b>Contact Person/Phone Number:</b>	(510)326-9309
	<b>Owner:</b> Steve Brandenburg
	<b>Case File Number:</b> TPM-8614
<b>Planning Permits Required:</b>	Tentative Parcel Map for condominium conversion.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-36, Small Lot Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
	<b>Historic Status:</b> Potential Designated Historic Property(PDHP); Survey Rating: Dc1+
<b>Service Delivery District:</b>	1
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or pvollman@oaklandnet.com

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