

APPLICATIONS ON FILE
May 13, 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 23, 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: 1254 82 nd Avenue (APN 042-4249-023-01) (10/29/04) |
| | Proposal: To provide for two curb cuts with less than 10 feet of separation between two existing curbs located on adjacent lots. |
| | Applicant / Phone Number: Rene Boisvert (510) 444-8420 |
| | Owner: Rene Boisvert |
| | Case File Number: CDV04-504 |
| | Planning Permits Required: Minor Variance to provide for two curb cuts with less than 10 feet of separation between two existing curbs located on adjacent lots. |
| | General Plan: Mixed Housing Type Residential |
| | Zoning: 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: 6 |
| | City Council District: 7 |
| | For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com |

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Zoning: R-50 Medium Density 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: 4
City Council District: 5
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

5. **Location:** **Azalea Lane (vacant lot located at the eastern terminus of Azalea Lane); (APN 048E-7330-024-02) (3/18/05)**
Proposal: Construct a new 3,326 sq. ft. single-family dwelling on a vacant lot.
Applicant/Owner: Reuel Smith
Contact Person/Phone Number: Reuel Smith
(510) 787-0346
Case File Number: **DV05-126**
Planning Permits Required: Regular Design Review to allow construction of a new residential facility in the S-10 Zone; Minor Variance to allow an 8' side yard setback where a minimum setback of approximately 24' is required.
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 (vacant property)
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

6. **Location:** **Vacant upslope lot, approximately 80 feet south of 6636 Exeter Drive (APN 048D-7297-082-00) (03/23/05)**
Proposal: To construct a new single family dwelling
Owner: Mina & David Millet
Contact Person/Phone Number: Amy Resnick – Toby Long Design
(415)905-9030
Case File Number: **VDRC05-132 (CP05-072)**
Planning Permits Required: Special Residential Design Review to construct a new single family dwelling and Minor Variance 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 and Creek Protection Permit for construction within 100 feet from a protected creek
General Plan: Hillside Residential
Zoning: R-30 One Family Residential & 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 (vacant property)
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

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Owner: Tom and Anne O'Shea
Case File Number: DV05-215
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 35' maximum building wall length within 7.6' of the side lot line (*the Planning Code limits the building wall length for structures on sloping lots to 35' maximum, where located within the greater of 10 feet of the side lot line, or a distance from the side lot line equal to 10% of the lot width. In this case, the lot width is 76', and the proposed additions would result in a wall length of 37'-4" within 7.6' of the side lot line*).
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

10. **Location:** 364-366 45th Street (APN 013-1139-020-00) (9/22/04)
Proposal: To subdivide an 18,519 square foot lot into one 5,001 square foot lot which would contain an existing single-family dwelling and one 13,518 square foot lot which would contain an existing multi-family family dwelling.
Applicant: Stuart and Vallyn Proffitt
Contact Person/Phone Number: Stuart Proffitt
(925) 820-1583
Owner: Stuart and Vallyn Proffitt
Case File Number: TPM-8419, CU04-517
Planning Permits Required: Tentative Parcel Map to subdivide a 18,519 square foot lot into two lots and a Minor Conditional Use Permit to provide for lot widths of 35' and 39' where 45' is required.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone & S-18 Mediated Design Review Overlay Zone.
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines, Minor Land Divisions
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 **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

11. **Location:** 574 48th Street (APN 013 -1162-011-00) (12/6/04)
Proposal: To create 12 condominium units on a 6,000 sq. ft. parcel. Approval for the units was granted on May 4, 2005 under Case File No CMDV04-552.
Applicant: Project 574
Contact Person/Phone Number: Holly Hoover Cook / (510) 547-1398
Owner: Roy and Judith Alper
Case File Number: TPM8567
Planning Permits Required: Tentative Parcel Map

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