

**APPLICATIONS ON FILE**  
**June 10, 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:**

**June 20, 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> 521, 563, & 571 19 <sup>th</sup> Street (APN's 008-0642-001 through 015 – entire block of 0642) (6/3/05)
	<b>Proposal:</b> Merge 15 City owned parcels into three lots.
	<b>Applicant:</b> City of Oakland, Redevelopment Agency
<b>Contact Person/Phone Number:</b>	Esther Tam, (510)238-6169
	<b>Owner:</b> City of Oakland
	<b>Case File Number:</b> PMW05-010
<b>Planning Permits Required:</b>	Parcel Map Waiver for a lot merger.
	<b>General Plan:</b> Central Business District
	<b>Zoning:</b> C-55/S-17, Central Core Commercial District/ Downtown Residential Open Space Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15305(a) of the State CEQA Guidelines; minor lot line adjustments.
	<b>Historic Status:</b> Designated Historic Property(DHP); Rating: A1+
<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

2.                   **Location:** 2203 Union Street (APN 005-0424-007-02) (3/24/05)  
                      **Proposal:** Build a new office for a truck dispatch company. The site will contain truck parking.  
                      **Applicant:** Rafael Quintero  
**Contact Person/Phone Number:** (510)839-7104  
                      **Owner:** Rafael Quintero  
                      **Case File Number:** CD05-134  
                      **Planning Permits Required:** Minor Conditional Use permit for truck related activity and Regular Design Review for new construction.  
                      **General Plan:** Business Mix  
                      **Zoning:** M-30 General Industrial Zone; S-4 Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects  
                      **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

3.                   **Location:** 6577 Valley View Road (APN 048G-7434-014-00) (3/24/05)  
                      **Proposal:** Reconstruct the front portion of the house to create an accessible garage entry. The proposal includes an 1800 square foot addition to the single family dwelling.  
                      **Applicant:** Rick Duchin  
**Contact Person/Phone Number:** (510)339-6627  
                      **Owner:** Rick Duchin  
                      **Case File Number:** VDRD05-136  
                      **Planning Permits Required:** Minor Variance for building 2' from the front property line where 5' is required and Special Residential Design Review.  
                      **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 Potentially Designated Historic Property; survey rating: F3  
**Service Delivery District:** 2  
                      **City Council District:** 4  
                      **For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

4.                   **Location:** 4736 Meldon Avenue (APN 036-2500-047-00) (4/6/05)  
                      **Proposal:** Raise an existing single family dwelling by 4' to allow addition living space  
                      **Applicant:** Charles Lewis Architect  
**Contact Person/Phone Number:** (510)708-9413  
                      **Owner:** Valerie Fullove  
                      **Case File Number:** VDRD05-156  
                      **Planning Permits Required:** Special Residential Design Review for addition and alteration ; Minor Variances to raise the house by 4' within 4' of the rear property line where a 20' minimum setback is required  
                      **General Plan:** Detached Unit Residential  
                      **Zoning:** R-30 One- Family Residential Zone.

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**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.  
**Historic Status:** Not a historic property  
**Service Delivery District:** 5  
**City Council District:** 4  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

5. **Location:** **265 Vernon Street (APN 010-0795-011-00) (04/12/05)**  
**Proposal:** To change the façade and front landscaping of an existing 44-unit apartment building.  
**Applicant:** Kahn Design Associates  
**Owner:** Robert E. Faussner  
**Contact Person/Phone Number:** Sarah Emery  
(510) 841-3555  
**Case File Number:** **CD05-167**  
**Planning Permits Required:** Minor Conditional Use Permit for a new 5'-11" fence within in the front yard setback area; Regular Design Review for exterior alterations.  
**General Plan:** Urban Residential  
**Zoning:** R-60 Medium-High Residential Zone / S-12 Residential Parking Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities  
**Historic Status:** Not a Potential Designated Historic Property; Survey rating: F3  
**Service Delivery District:** 3  
**City Council District:** 3  
**For further information:** Contact case planner **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

6. **Location:** **1461 Alice Street (APN 008-0626-014-00) (05/06/05)**  
**Proposal:** To legalize 18 efficiency dwelling units and add 9 more units for a total of 82 units at the site  
**Owner:** Sarosh Kumana  
**Contact Person/Phone Number:** Barbara Armstrong  
(510)337-1998  
**Case File Numbers:** **DV05-214**  
**Planning Permits Required:** Minor Variances to waive required off-street parking and useable open space; Regular Design Review for residential projects with three or more units on one lot  
**General Plan:** Central Business District  
**Zoning:** R-90 Downtown Apartment Residential, S-17 Downtown Residential Usable Open Space  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities  
**Historic Status:** Designated Historic Property (DHP); Survey rating: B+1+  
**Service Delivery District:** Metro Downtown  
**City Council District:** 3  
**For further information:** Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)



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**Historic Status:** Potential Designated Historic Property (PDHP); Oakland Cultural Heritage Survey rating 'A' – Highest Importance; National Register Status – appears individually eligible.

**Service Delivery District:** 3

**City Council District:** 5

**For further information:** Contact case planner **Joann Pavlinec** at **(510) 238-6344** or [jpavlinec@oaklandnet.com](mailto:jpavlinec@oaklandnet.com)

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