

APPLICATIONS ON FILE  
August 5, 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:**

**August 15, 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> 893 27 <sup>th</sup> Street (APN 003 -0005-020-00) (06/30/05)
	<b>Proposal:</b> To create two mini-lots and construct two new single family dwellings
	<b>Owner:</b> Bill Wong
<b>Contact Person /Phone Number:</b>	Bill Wong (510)268-8885
<b>Case File Number:</b>	<b>CD03-318 &amp; TPM-8777</b>
<b>Planning Permits Required:</b>	Minor Conditional Use Permit and Tentative Parcel Map to create two mini-lots and construct two new single family dwellings
<b>General Plan:</b>	Mixed Housing Type Residential
<b>Zoning:</b>	R-50 Medium Density Residential, Zone
<b>Environmental Determination:</b>	Exempt, Section 15315 and 15303 of the State CEQA Guidelines; minor land divisions, new construction of small structures
<b>Historic Status:</b>	Vacant parcel located within the Mead-Market-Milton Street Historic District
<b>Service Delivery District:</b>	1
<b>City Council District:</b>	3
<b>For further information:</b>	Contact case planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or mbrenyah@oaklandnet.com



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**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures  
**Historic Status:** Vacant parcel with no historic rating  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

5. **Location:** 3995 San Leandro St (APN 033 -2167-002-00) (2/17/05)  
**Proposal:** To construct a new residential unit on top of a mixed use structure  
**Applicant:** Bill Wong  
**Contact Person/Phone Number:** Bill Wong  
(510)268-8889  
**Owner:** Cooc Coong T & Elizabeth Yim  
**Case File Number:** CD05-076  
**Planning Permits Required:** Regular Design Review and Minor Conditional Use Permit for new construction of a residential facility, for a total of two on an existing mixed-use property.  
**General Plan:** Housing and Business Mix  
**Zoning:** M-20 Light Industrial Zone  
S-13 Mixed Use Development Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; construction of a new residential unit  
**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 **Robert D. Merkamp** at (510) 238-6283 or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com)

6. **Location:** 1728-1730 14<sup>th</sup> Street (007-0551-011-00 & 012-00) (2/25/05)  
**Proposal:** Merge tow lots and construct a new 5300 square foot building containing four live/work units.  
**Applicant:** Bill Wong  
**Contact Person/Phone Number:** (510)268-8889  
**Owner:** Richard Pukatch  
**Case File Number:** CDV05-090  
**Planning Permits Required:** Conditional Use Permit for Joint Living and Working Quarters, Regular Design Review for new construction, and Variance to allow a 5' side yard setback (east side) and a 1' side yard setback (west side) where 10' is required and to allow a 5' front yard setback where 10' is required.  
**General Plan:** Business Mix  
**Zoning:** R-36 Small Lot Residential Zone  
S-16 Industrial - Residential Transition Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.  
**Historic Status:** 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





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**Owner:** Stephen Luzmoor  
**Case File Number:** **CD05-388**  
**Planning Permits Required:** Conditional Use Permit to allow construction over 36' and up to 40' in height for lots exceeding a 40% slope gradient, Regular Design Review for residential 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

13. **Location:** **3741 McClelland Street (APN 037 -2552-027-00) (4/26/05)**  
**Proposal:** One parcel subdivision for condominium conversion of a 3 unit apartment building  
**Applicant:** Thomas Taylor  
**Contact Person/Phone Number:** Thomas Taylor  
(510) 681-7100  
**Owner:** Thomas Taylor  
**Case File Number:** **TPM-8649**  
**Planning Permits Required:** Tentative Parcel Map to create a three unit residential condominium ownership.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions  
**Historic Status:** Potential Designated Historic Property (PDHP), Survey rating: C3  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

14. **Location:** **1170 El Centro Avenue (APN 024-0557-025-00) (5/16/05)**  
**Proposal:** To construct a 110 square foot first floor addition and a 600 square foot second story addition to a 1,272 square foot, one story, single-family dwelling  
**Applicant / Phone Number:** Maxwell Beaumont / (510) 652-4433  
**Owner:** Greg and Delana Toler  
**Case File Number:** **VDRD05-236**  
**Planning Permits Required:** Minor Variance for a 14'8" rear yard setback where 20' is required and Special Residential Design Review for an addition to a single-family dwelling.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing structures  
**Historic Status:** Not a Potentially Designated Historic Property; Survey Rating: X  
**Service Delivery District:** 3  
**City Council District:** 3  
**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.