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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:**

## September 13, 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> 275 Gravatt Drive (APN 048H-7608-025-00) (5/9/05)
	<b>Proposal:</b> To construct a new 4,010 s.f. single-family residence on a vacant hillside (downhill) lot.
	<b>Applicant:</b> Said Gamal
<b>Contact Person/Phone Number:</b>	Said Gamal (408)871-6940
	<b>Owner:</b> David and Peggy Lee
	<b>Case File Number:</b> DV05-219
<b>Planning Permits Required:</b>	Design Review per Chapter 17.136 to construct a new single-family residence and Minor Variances per Chapter 17.148 to: (a), exceed the 30' building wall height limit (40' proposed), and (b), to locate a corner of the building within the 5' minimum front yard (approx. 4' proposed).
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone, S-14 Community Restoration 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> Not a Potential Designated Historic Property: vacant lot
<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



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**Historic Status:** Not a Potential Designated Historic Property; Survey rating: F3  
**Service Delivery District:** 2  
**City Council District:** 3  
**For further information:** Contact case planner **Moe Hackett** at **(510) 238-3979** or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

5. **Location:** **10712 Mark St (APN 048 -5666-026-01) (6/2/05)**  
**Proposal:** To add a second story to an existing Single Family House.  
**Applicant / Phone Number:** Chris Quam (510)777-0189  
**Owner:** Chris Quam  
**Case File Number:** **VDRD05-276**  
**Planning Permits Required:** Minor Variance to allow the second story of an existing house to be constructed within the front 32' of the property & Special Residential Design Review for an addition.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor addition to an existing residence.  
**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: D3  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Robert D. Merkamp** at **(510) 238-6283** or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com)

6. **Location:** **2360 Scout Road (APN 048D-7244-012-04) (6/15/05)**  
**Proposal:** To construct a new dormer in the existing roof and develop existing attic space into 583 s.f. of new habitable space at an existing 4,299 s.f. one-family residence.  
**Applicant:** Claudia Falconer  
**Contact Person/Phone Number:** Claudia Falconer  
(510)339-1128  
**Owner:** Richard and Barbara Lucas  
**Case File Number:** **DR05-302**  
**Planning Permits Required:** Design Review per Chapter 17.136 to construct additions to an existing single-family residence.  
**General Plan:** Hillside Residential  
**Zoning:** R-20 Low-Density Residential Zone, S-10 Scenic Route Combining Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing structures.  
**Historic Status:** Potential Designated Historic Property (PDHP): Survey Rating: C3  
**Service Delivery District:** 2  
**City Council District:** 4  
**For further information:** Contact case planner **Ann Clevenger** at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

7. **Location:** **10516 Pippin Street (APN 045-5255-019-00) (6/15/05)**  
**Proposal:** Construct two story additions to an existing single family dwelling for a total of three residential units on the lot.  
**Applicant:** Jose Manuel Valdez  
**Contact Person/Phone Number:** (510)638-2648  
**Owner:** Ramiro Raigoza

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**Case File Number:** CD05-303  
**Planning Permits Required:** Minor Interim Conditional Use Permit and Design Review to construct two additional units to an existing single family dwelling for a total of three residential units on the lot.  
**General Plan:** Housing Business Mix  
**Zoning:** R-50 Medium Density Residential Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structure.  
**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: X  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

8. **Location:** 577 62<sup>nd</sup> Street (APN 015-1376-035-00) (6/20/05)  
**Proposal:** Design review for the creation of additional first level floor area by raising the house 20 inches, and a Minor Variance for exterior access facility (steps and porch) that will encroach into the side yard set back.  
**Applicant:** Mark Steinhardt  
**Contact Person/Phone Number:** Same as above (510) 549-3584  
**Owner:** Marianne Smith & John Jekabson  
**Case File Number:** VDRD05-308  
**Planning Permits Required:** Special Residential Design Review for addition or alteration in the R-40/S-18 Zone, and minor variance for construction within the side set back (3' proposed, 5' required) and a front yard setback variance (14'9" proposed, 15' required).  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential zoning/ S-18 mediated residential design review combining zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities  
**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: X  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

9. **Location:** 6101 San Pablo Avenue (APN 016-1459-004-00) (7/27/05)  
**Proposal:** To establish an "Automotive Servicing" business installing auto tinting, car alarm systems, car TV's, etc. (The proposed use will only apply to the Commercially Zoned Portion of the lot).  
**Applicant:** Abraham Jose Reyes  
**Contact Person/Phone Number:** (510)967-8218  
**Owner:** Archie Azizian  
**Case File Number:** CD05-399  
**Planning Permits Required:** Conditional Use Permit to allow an "Automotive Servicing" use.  
**General Plan:** Community Commercial  
**Zoning:** C-30/ S-18, District Thoroughfare Commercial/ Mediated Design Review Zone  
**Environmental Determination:** Exempt, Section 15303, Conversion of Small Structures.  
**Historic Status:** Not a Potential Designated Historic Property; Survey rating: X

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