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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 19, 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> | <p><b>Location:</b> Lot 62, Swainland Road (APN: 048G -7414-017-00) (9/1/05)<br/>(located on abutting property at west side of 6200 Swainland Rd. and north of 8040 Broadway Terrace)</p> <p><i>NOTE: This is a re-notice of a previously-noticed project due to a revision modifying and relocating a proposed upper-story home office to the west in order to mitigate view impacts on an abutting neighbor's property.</i></p> <p><b>Proposal:</b> To construct a new 2,133 s.f. single-family dwelling on a vacant upslope parcel.</p> <p><b>Applicant:</b> Melissa Washburn<br/><b>Contact Person/</b> Melissa Washburn<br/><b>Phone Number:</b> (510)812-4945<br/><b>Owner:</b> Maria and Marvin Carson<br/><b>Case File Number:</b> DV05-94<br/><b>Planning Permits Required:</b> Residential Design Review to construct a new one-family dwelling and Minor Variances to: (a), locate portions of the structure 5 feet from the rear lot line (20 feet required); (b), exceed the 24 foot building height limit above edge of pavement within 20 feet of the front lot line by up to 8 feet, and (c), locate the garage less than 20 feet from edge of pavement (18.5' proposed at closest corner).</p> |
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**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential, S-14 Community Restoration and Development Combining Zone and S-18 Mediated Residential Design Review Combining Zone.  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new small 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

**2.** **Location:** Located on the western side of Stearns Ave between 9607 and 9621 Stearns Avenue (APN 048 -5613-008-03) (6/8/05)  
**Proposal:** To construct a new single family dwelling on a vacant lot  
**Applicant / Phone Number:** Maxwell Beaumont (510)652-4433  
**Owner:** Henry and Clara Evans  
**Case File Number:** CDV05-294  
**Planning Permits Required:** Design Review for new Single Family Residence, Minor Conditional Use Permit for 34' tall roof on a downslope lot steeper than 20%, and a Minor Variance for more than 50% of the required front yard being paved.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; construction of one new residence.  
**Historic Status:** No historic record, vacant lot  
**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

**3.** **Location:** 421 E 17<sup>th</sup> Street (APN 020 -0185-002-00) (7/6/05)  
**Proposal:** To partially demolish non-conforming structure, add a 856 square foot second floor addition, remodel and construct a 528 square foot first floor addition for a net addition of 1,384 square feet to an existing dwelling unit, on a lot with three existing dwellings. *NOTE: This is a renotification due to a change in the description for planning permits required..*  
**Applicant:** Cheung Xueqiang  
**Contact Person/Phone Number:** Cheung Xueqiang (510) 385-6217  
**Owner:** Chao B. Ma  
**Case File Number:** DV05-352  
**Planning Permits Required:** Residential Design Review for new construction on a parcel with three or more dwelling and a Minor Variance to allow construction to encroach in the rear yard setback (15'-0" required, 5'-8" proposed), and to encroach in the side yard setback (4'-0" required, 3'-7" proposed).  
**General Plan:** Urban Residential  
**Zoning:** R-60 Medium High Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; additions and alterations to existing facilities  
**Historic Status:** Not a Potential Designated Historic Property; Survey rating: E3

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**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Caesar Quitevis** at **(510) 238-6343** or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

**4.**                   **Location:** **2225 48<sup>th</sup> Avenue (APN 036-2416-014-00) (8/09/05)**  
                          **Proposal:** To construct a 6' tall front yard fence.  
**Applicant / Phone Number:** York Lee (510)763-8872  
                          **Owner:** York Lee  
                          **Case File Number:** **CU05-422**  
**Planning Permits Required:** Minor Conditional Use Permit to allow 6' high located on the front property line where the maximum allowed height is 42".  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** R-50 Medium Density Residential.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor addition to an existing residence.  
                          **Historic Status:** No historic record  
**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:** **9500 Stearns Ave (APN 043A-4755-001-09) (8/24/05)**  
                          **Proposal:** To construct a 10' tall fence around Bishop O'Dowd Catholic school.  
**Applicant / Phone Number:** Dan Malmgren (510)568-5711  
                          **Owner:** Roman Catholic Welfare Corporation  
                          **Case File Number:** **V05-444**  
**Planning Permits Required:** Minor Variance to allow 1 fence to exceed 8' in height in the side and rear setbacks of the property and to exceed 3'6" in the front of the property.  
                          **General Plan:** Institutional  
                          **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:** No historic record  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner Jason Madani at **(510) 238-4790** or [jsmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

**6.**                   **Location:** **1316 94<sup>th</sup> Avenue (APN 044 -4967-018-01) (5/2/05)**  
                          **Proposal:** To split one parcel with 2 existing duplexes into two lots, each with it's own duplex on it.  
**Applicant / Phone Number:** Edgar Lawrence (510)376-9537  
                          **Owner:** Edgar Lawrence  
                          **Case File Number:** **TPM8667/CU05-202**  
**Planning Permits Required:** Tentative Parcel Map to split one parcel into two lots and a Minor Conditional Use Permit to divide a parcel between existing buildings.  
                          **General Plan:** Mixed Housing Type Residential

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R-40 Garden Apartment Residential Zone

**Zoning:**

**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:** 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)

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