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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:**

**October 3, 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> Gravatt Drive, vacant parcel Lot 121 (048H-7606-051-04) approximately 100 feet east of 510 Gravatt Drive (1/7/05)
	<b>Proposal:</b> New single family dwelling of approximately 3,870 square feet on a down-slope lot.
	<b>Applicant:</b> Calvin Guinn
<b>Contact Person/Phone Number:</b>	Calvin Guinn (510) 501-4099
	<b>Owner:</b> Calvin Guinn
	<b>Case File Number:</b> DR05-008
	<b>Planning Permits Required:</b> Design Review for residential construction in the S-18 Combining Zone
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone S-14 Community Restoration Development Combining Zone S-18 Mediated Residential Design Review Combining Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; new construction of minor structures
	<b>Historic Status:</b> Vacant Parcel
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com



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**Planning Permits Required:** Minor Conditional Use Permit and Special Residential Design Review for a Secondary Unit and an addition to a single-family dwelling  
**General Plan:** Detached Unit Residential  
**Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; 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 **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

5. **Location:** 3003 Fruitvale Avenue (APN 026 -0828-015-00) (06/14/05)  
**Proposal:** To reopen a residential care/assisted living facility for senior citizens. The facility will be state licensed and will have a capacity of 30 beds.  
**Applicant:** John Blain & Julie Chae  
**Owner:** Tina Camaclang  
**Contact Person/Phone Number:** John Blain  
(510) 530-8095  
**Case File Number:** CU05-299  
**Planning Permits Required:** Minor Conditional Use Permit to re-establish a Residential Care Residential Activity (a discontinued nonconforming activity).  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; 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 **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

6. **Location:** 5825 Trask Street (APN 038 -3242-005-03) (06/21/05)  
**Proposal:** To split an existing parcel into three lots.  
**Applicant:** Jian Min Fong  
**Contact Person/Phone Number:** Jian Min Fong  
(415) 812-9829  
**Owner:** Hoang Hung  
**Case File Number:** TPM8688/V05470  
**Planning Permits Required:** Tentative Parcel Map to split one parcel into three lots; Variance to allow a subdivision creating three substandard lots that do not meet the median lot width.  
**General Plan:** Mixed Housing Type  
**Zoning:** R-50 Medium Density Residential  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions  
**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: X  
**Service Delivery District:** 5  
**City Council District:** 6  
**For further information:** Contact case planner **Laura Kaminski** at (510) 238-6809 or [lkaminski@oaklandnet.com](mailto:lkaminski@oaklandnet.com)



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**Case File Number:** TPM8816, CD05-098, DR05099, CD05-101, CD05-102, DR05-103, CD05-471

**Planning Permits Required:** Tentative Parcel Map to adjust lot-lines between two of five upslope lots and subdivide one of the lots into two; Minor Conditional Use Permit to create two Shared Access Facilities (Common Driveways) for four of the lots, and Regular Design Review to construct six (6) new single family dwellings

**General Plan:** Hillside Residential  
**Zoning:** R-30 One Family Residential  
S-18 Mediated Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; minor land divisions

**Historic Status:** Not Potential Designated Historic Properties (PDHP); Survey rating: N/A

**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

10. **Location:** 3864 West Street (APN 012-0963-024-00) (8/10/05)  
**Proposal:** Raise the existing single family residence to accommodate a 500 square foot secondary unit within the ground floor.

**Applicant:** Greg Lemley  
**Contact Person/Phone Number:** (510)524-1503  
**Owner:** Cie-Jae Allen  
**Case File Number:** VDRC05-423

**Planning Permits Required:** Minor Variances for raising a building within the required side yards (4'1" & 4'9" proposed; 5'0" required) and to allow one of the three required parking spaces to be provided in a tandem space, and Special Residential Design Review.

**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities

**Historic Status:** Potential Designated Historic Property (PDHP); survey rating: C2+  
**Service Delivery District:** 2  
**City Council District:** 1

**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

11. **Location:** 5960 Margarido Drive (APN: 048A-7108-027-00) (09/08/05)  
**Proposal:** To construct a 238 square-foot second floor addition to existing single family dwelling

**Owner:** Martin and Ellen Jaffe  
**Contact Person /Phone Number:** Stephen Sooter, Architect (510)763-4426  
**Case File Number:** EDR05-018

**Planning Permits Required:** Mediated Design Review to construct a second floor addition to an existing single family dwelling

**General Plan:** Hillside Residential  
**Zoning:** R-30 One Family Residential  
S-18 Mediated Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alteration to existing facility

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**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: F3  
**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](mailto:mbrenyah@oaklandnet.com)

12. **Location:** **9320 -9322 Macarthur Boulevard (APN 048-5600-022-00 (09/16/05))**  
**Proposal:** To legalize a rear addition to an existing second residential dwelling in the rear portion of the lot.  
**Applicant:** Mike Mahoney/ Octavio Padilla  
**Contact Person/Phone Number:** (650)871-3682  
**Owner:** Sylvia Franco  
**Case File Number:** **VDRC05-472**  
**Planning Permits Required:** Minor Variance for 10' rear yard setback where 15' is required and Special Residential Design Review to legalize addition and alteration.  
**General Plan:** Urban Residential  
**Zoning:** R-50 Medium Density Residential Zone,  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structures.  
**Historic Status:** Not a Historic record  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Jason Madani** at **(510) 238-4790** or [jmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

**INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS**

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements.

<b>13</b>	<b>Location:</b> 4607 Virginia Avenue (APN 036-2442-031-01) (5/5/05)
	<b>Proposal:</b> Construct a new 500 square-foot secondary dwelling unit in the basement of an existing single-family dwelling.
	<b>Applicant/Owner:</b> Roderick A. Murray
<b>Contact Person/Phone Number:</b>	Roderick A. Murray (510) 437-9522
	<b>Case File Number:</b> DRC05-141
<b>Planning Permits Required:</b>	Specific Residential Design Review to allow a secondary dwelling unit.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15268 of the State CEQA Guidelines; ministerial projects
	<b>Historic Status:</b> Not a Potential Designated Historic Property (PDHP); Survey rating: D3
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	4
<b>For further information:</b>	Contact case planner <b>Darin Ranelletti</b> at (510) 238-3663 or <a href="mailto:dranelletti@oaklandnet.com">dranelletti@oaklandnet.com</a>

<b>14.</b>	<b>Location:</b> 1607 65 <sup>th</sup> Avenue (APN 039-3243-021-00 (09/07/05)
	<b>Proposal:</b> To construct a new two -story single family dwelling (2,669 sq/ft) with attached secondary residential unit (504 sq/ft) on a vacant parcel.
	<b>Applicant:</b> Chris Mc Mahon
<b>Contact Person/Phone Number:</b>	(415)626-5300
	<b>Owner:</b> Raymond Yu
	<b>Case File Number:</b> DRC05-175
<b>Planning Permits Required:</b>	Special Residential Design Review to construct a new single- family dwelling with a secondary unit on a vacant parcel.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone,
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structures.
	<b>Historic Status:</b> Not a Historic record
<b>Service Delivery District:</b>	5
<b>City Council District:</b>	6
<b>For further information:</b>	Contact case planner <b>Jason Madani</b> at (510) 238-4790 or <a href="mailto:jmadani@oaklandnet.com">jmadani@oaklandnet.com</a>