

APPLICATIONS ON FILE
October 7, 2005

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612-2031

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 17, 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.

1.	Location: 6497 Heather Ridge Way (APN 048G-7442-019-00) (11/19/02)
	Proposal: Construct a new detached accessory structure (three-car garage/office/recreation room) at the front of a lot containing an existing single-family dwelling.
	Applicant: Richard Vaterlaus
Contact Person/Phone Number:	Richard Vaterlaus (510) 816-8568
	Owner: Don Taylor
	Case File Number: VDRD02-539
Planning Permits Required:	Special Residential Design Review to allow an addition to an existing single-family dwelling; Minor Variances to allow: 1) A driveway with a maximum width of 32 feet where the maximum width allowed is 19 feet, and 2) A garage with a width of 36 feet where the maximum width allowed is 22 feet.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
	Historic Status: No historic record
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

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Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new 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

5. **Location:** **1687 8th Street (APN 006-0017-004-00) (5/19/05)**
Proposal: Construct a new two story 1,736 square foot single family dwelling with a 499 square foot secondary unit located within the ground floor.
Applicant: Chris McMahon
Contact Person/Phone Number: (415)626-5300
Owner: Raymond Yu
Case File Number: **DR05-251**
Planning Permits Required: Regular Design Review
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new 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

6. **Location:** **701 & 703 25th Street (APN 008-0677-016-00) (07/05/05)**
Proposal: To convert an existing duplex into condominium units
Owner: Peter Consos
Contact Person /Phone Number: Peter Consos (925)683-6054
Case File Number: **TPM-8706**
Planning Permits Required: Tentative Parcel Map create two condominium units
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: Dc2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at **(510) 238-6342** or mbrenyah@oaklandnet.com

7. **Location:** **3774 & 3776 Ruby Street (APN: 012-0975-021-00) (07/13/05)**
Proposal: To convert existing three dwelling units on one lot into condominium units
Owner: Paul J. Svendsen
Contact Person /Phone Number: Paul J. Svendsen (415)608-8371
Case File Number: **TPM-8729**
Planning Permits Required: Tentative Parcel Map create three condominium units

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Mixed Housing Type Residential

General Plan:

Zoning: R-70 High Density Residential Zone

S-18 Mediated Design Review Combining Zone

Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions

Historic Status: Potential Designated Historic Property (PDHP); Survey rating: Dc3

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

8.

Location: 2 Cortez Court (APN 048E-7348-066-11) (07/25/05)

Proposal: To build out the lower level of an existing single family dwelling

Owner: Aaron & Kelly Walker

Contact Person /Phone Number: Aaron Walker (510)339-1467

Case File Number: DR05-394

Planning Permits Required: Regular Design Review for a residential addition

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; minor alteration to existing facility

Historic Status: Not a Potential Designated Historic Property; Survey rating: X

Service Delivery District: 2

City Council District: 4

For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

9.

Location: 1086 Alcatraz avenue (APN: 016-1450-011-01)(08/01/05)

Proposal: To remodel and construct an 890 square-foot addition to existing school

Owner: East Bay Conservation Corps

Contact Person /Phone Number: Mitchell and Riera Architects -LLP (510)663-2144

Case File Number: CDV05-403

Planning Permits Required: Minor Conditional Use Permit to expand existing school; Minor Variances to allow portions of the remodeled building wall to be 27 feet tall where 25 feet maximum is allowed, and to maintain a 5'-8" front yard setback where 20 feet minimum is required; and Regular Design Review for the addition and alteration to the existing school building

General Plan: Mixed Housing Type Residential

Zoning: R-40 Garden Apartment Residential Zone

S-18 Mediated Design Review Combining Zone

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

Historic Status: Potential Designated Historic Property (PDHP); Survey rating: XDc3?

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:** 1621 80th Avenue (APN 040-3357-009-00) (8/24/05)
 Proposal: Condominium conversion of 2 units.
 Applicant: Shu W Ma
Contact Person/Phone Number: (510) 381-8675
 Owner: Shu W Ma
 Case File Number: TPM-8809
Planning Permits Required: Tentative Parcel Map for the conversion of 2 rental units into condominiums
 General Plan: Detached Unit Residential
 Zoning: R-30 Single Family Residential Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions
 Historic Status: Potential Designated Historic Property (PDHP), Survey rating: Dc3
Service Delivery District: 5
 City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

11. **Location:** 9419 C Street (APN 044-4983-011-00) (8/26/05)
 Proposal: Condominium conversion of 4 units.
 Applicant: Grayson Nguyen
Contact Person/Phone Number: (415) 602-2338
 Owner: Grayson Nguyen
 Case File Number: TPM-8780
Planning Permits Required: Tentative Parcel Map for the conversion of 4 rental units into condominiums
 General Plan: Mixed Housing Type Residential
 Zoning: R-30 Single Family Residential Zone
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 **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

12. **Location:** 428 Cavour St. (APN 014 -1235-070-00) (8/30/05)
 Proposal: To raise and existing 994 s.f. single-family residence 2' in height and convert the existing basement into 759 s.f. of new habitable space.
 Applicant: William Coburn
Contact Person/Phone Number: William Coburn
 (510)893-8824
 Owner: Karen Hardison and Tracy Cosgrove
 Case File Number: DV05-451
Planning Permits Required: Design Review per Chapter 17.136 for additions and alterations to an existing residence and Minor Variances per Chapter 17.148 to increase the height of the building which is already nonconforming because it is located within the required side yards (existing nonconforming and new side yards are: 2.25' and 3.2' at the east side, and 4.57' at the west side, whereas 5' minimum is required).
 General Plan: Mixed Housing Type Residential

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Zoning:	R-35 Special One-Family Residential Zone S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.
Historic Status:	Not a Potential Designated Historic Property
Service Delivery District:	2
City Council District:	1
For further information:	Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com
