

APPLICATIONS ON FILE  
October 14, 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:**

**October 24, 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> 41 Bay Forest Court (APN: 048H-7901-016-02) (6/10/05)
	<b>Proposal:</b> To construct a new single-family residence at the above address.
	<b>Applicant:</b> Sam and Kerry Hopkins
<b>Contact Person/Phone Number:</b>	Sam and Kerry Hopkins (415)218-3614
	<b>Owner:</b> Sam and Kerry Hopkins
	<b>Case File Number:</b> DR05-295
<b>Planning Permits Required:</b>	Design Review* for a new single-family residence on a vacant lot. <i>*NOTE: In the Pinewoods Homeowners' Association, the City of Oakland's design review process is limited to review for conformance with landscape requirements and certain view preservation considerations.</i>
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining 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 small structures.
	<b>Historic Status:</b> No historic record - vacant lot.
<b>Service Delivery District:</b>	2
<b>City Council District:</b>	1
<b>For further information:</b>	Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com

2.                   **Location:** 3102 Magnolia Street (APN 005-0463-026-00) (7/7/05)  
                      **Proposal:** Raise existing single family residence approximately two feet for habitable space within the ground floor and a two story rear addition as a second phase to the renovation.  
                          **Applicant:** Fullomoie Falla  
**Contact Person/Phone Number:** (510)219-5373  
                          **Owner:** Fullomoie Falla  
                          **Case File Number:** DR05-355  
                          **Planning Permits Required:** Regular Design Review  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures  
                          **Historic Status:** Not a Potential Designated Historic Property; rating: Ed3  
**Service Delivery District:** 1  
                          **City Council District:** 3  
                          **For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3.                   **Location:** 3272-3274 Hannah Street (APN: 007 -0596-033-00) (7/07/05)  
                      **Proposal:** To convert two existing vacant dwellings on one lot into two condominium units.  
                          **Applicant:** Julia and Philip Ishimaru  
**Contact Person/Phone Number:** Julia and Philip Ishimaru  
                          (510)530-6940  
                          **Owner:** Julia and Philip Ishimaru  
                          **Case File Number:** TPM8732  
                          **Planning Permits Required:** Tentative Parcel Map for condominium conversion.  
                          **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 **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

4.                   **Location:** 1918 Park Boulevard (APN 021-0277-014-00) (07/18/05)  
                      **Proposal:** To establish a restaurant/café that will include live music and movies.  
                          **Applicant:** Amy Corbin  
                          **Owner:** Osman Ma  
**Contact Person/Phone Number:** Amy Corbin  
                          (510) 407-5556  
                          **Case File Number:** CD05-381  
                          **Planning Permits Required:** Minor Conditional Use Permit to establish a Group Assembly Commercial Activity; Regular Design Review for a new business sign.  
                          **General Plan:** Neighborhood Center Mixed Use  
                          **Zoning:** C-20 Shopping Center Commercial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Existing Facilities  
                          **Historic Status:** Not a Potential Designated Historic Property; Survey rating: F3

(continue on page 3)



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**Planning Permits Required:** Tentative Parcel Map for four condominium units.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment 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: F3  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

8. **Location:** **700 Longridge Road (APN 011 -0883-041-00) (8/8/05)**  
**Proposal:** To replace an existing 5'-0" retaining wall at the rear property line and revise a previously approved retaining wall for the side and rear yards, intended to level the rear yard, with a new retaining wall height ranging from 8'-0" to 11'-6" adjacent the rear property line, with a new 3'-6" redwood fence on top of the rear retaining wall and interior side property line retaining walls  
**Applicant:** Bill Milligan/Milligan Concrete  
**Contact Person/Phone Number:** Bill Milligan  
(510)652-4248  
**Owner:** Marie Claude Provencier and Francois Choquette  
**Case File Number:** **V05-417**  
**Planning Permits Required:** Minor Variance to allow portions of a retaining wall to be 11'-6" high (6'-0" maximum allowed)  
**General Plan:** Detached Unit 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:** Potential Designated Historic Property (PDHP), Survey Rating: C2+  
**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)

9. **Location:** **3600 Grand Avenue (APN 011-0844-027-00) (8/17/05)**  
**Proposal:** To establish a martial arts studio in an existing commercial space and new signage  
**Applicant:** Stephan Goyne  
**Contact Person/Phone Number:** Stephan Goyne  
(510) 508-3151  
**Owner:** Woudenesh Wagaye  
**Case File Number:** **CD05-438**  
**Planning Permits Required:** Conditional Use Permit to allow a group assembly activity on the ground floor Non-residential Design Review for signage in commercial zone  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-30 District Thoroughfare Commercial 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 **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)



(continue from page 5)

**Environmental Determination:**

Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.

**Historic Status:**

Not a Potential Designated Historic Property; Survey rating: F3

**Service Delivery District:**

2

**City Council District:**

1

**For further information:**

Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

- 13.
- Location:** 247 Marlow Drive (APN 048-6140-001-00) (10/10/05)
- Proposal:** To construct a 420+/- square foot addition to the rear portion of the existing Sheffield Village Recreation Center.
- Applicant:** City of Oakland
- Contact Person/Phone Number:** Calvin Hao  
(510) 238-7395
- Owner:** City of Oakland
- Case File Number:** DET05-081
- Planning Permits Required:** Determination that this 420+/- addition to the rear of the existing recreation center for the purposes of adding handicap accessible bathrooms, an office, and reworking existing interior space (including relocating the kitchen) does not represent a major change to the existing Conditional Use Permit (Case CM65-606) and hence does not require a formal revision to the Conditional Use Permit.
- General Plan:** Detached Unit Residential
- Zoning:** R-30 One Family Residential Zone  
S-20 Historic Overlay Zone
- Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
- Historic Status:** Potentially Designated Historic Property; D2+ rating; ASI contributor
- Service Delivery District:** 6
- City Council District:** 7
- For further information:** Contact case planner **Scott Miller** at (510) 238-2235 or [smiller@oaklandnet.com](mailto:smiller@oaklandnet.com)

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