

APPLICATIONS ON FILE
October 28, 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:

November 7, 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: 2532 23 rd Avenue (APN: 022-0351-061-00) (1/31/05)
	Proposal: Construct a new three-unit residential building on a vacant lot.
	Applicant/Owner: Raymond Yu
Contact Person/Phone Number:	Raymond Yu (510) 681-8687
	Case File Number: CD05-036
Planning Permits Required:	Regular Design Review to allow new residential construction; Minor Conditional Use Permit to allow three units in the R-50 Zone.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
	Historic Status: No historic record
Service Delivery District:	3
City Council District:	2
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

(continued from page 2)

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
Historic Status: Not a Potential Designated Historic Property; Survey rating: *1-
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:** 1093 67th Street (APN: 016-1454-021-00) (07/25/05)
Proposal: To construct an attached carport to an existing condominium unit.
Owner: Rebecca Rhine
Contact Person /Phone Number: Rebecca Rhine (510)595-0727
Case File Number: DV05-395
Planning Permits Required: Design Review to construct a detached carport and Minor Variances to allow an 11'-7" front yard setback where 20 feet minimum is required, and to allow a zero side-yard setback where 5'-0" minimum is required.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential and S-18 Mediated Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; new construction of small structures
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

6. **Location:** 6235 Buena Vista Avenue (APN: 048A-7104-018-00) (08/03/05)
Proposal: To legalize a newly built masonry wall and to construct a new wood fence within the front yard of an existing single-family dwelling.
Applicant: Andrea Shannon
Contact Person/Phone Number: Andrea Shannon (510) 601-5333
Owner: Andrea Shannon
Case File Number: CU05-409
Planning Permits Required: Minor Conditional Use Permit to allow the construction of: 1) A 6-ft. high masonry wall where the maximum permitted height is 3.5-ft. high in the front setback; and 2) A 4.5-ft. high wood fence where the maximum permitted height is 3.5-ft. in the front setback.
General Plan: Detached Unit Residential
Zoning: R-30 Single Family Residential Zone; S-14 Community Restoration Development Combining Zone; S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small 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 **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

(continued from page 4)

Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

12. **Location:** 1754 24th Avenue (APN: 020-0204-029-00) (10/14/05)
 Proposal: To construct a two-story, 1,899 square-foot, single-family dwelling located behind an existing 1,893 square foot single-family dwelling.
 Applicant: Li-Sheng Fu
Contact Person/Phone Number: Li-Sheng Fu / (510) 656-8287
 Owner: Ton and Pam Chao
 Case File Number: DR05-527
 Planning Permits Required: Regular Design Review to construct a new single-family dwelling located in the R-36 Zone.
 General Plan: Mixed Housing Type Residential
 Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; construction of a small structure.
 Historic Status: Potentially Designated Historic Property, Survey Rating: D2+
Service Delivery District: 4
City Council District: 5
For Further Information: Contact case planner **Leigh McCullen** at (510) 238-4977 or by email: lmccullen@oaklandnet.com.

13. **Location:** 1920 – 1924 Union Street (APN: 005-0405-008-00) (8/31/05)
 Proposal: Condominium Conversion of 19 existing commercial units.
 Applicant: John Gutierrez
Contact Person/Phone Number: (510)647-0600
 Owner: Bruce Beasley
 Case File Number: TPM-8827
 Planning Permits Required: Tentative Parcel Map for commercial condominiums.
 General Plan: Business Mix
 Zoning: M-20, Light Industrial Zone
Environmental Determination: Exempt, Sections 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
 Historic Status: Potentially Designated Historic Property, Survey Rating: Dc3
Service Delivery District: 1
City Council District: 3
For Further Information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

14. **Location:** 7320 Ney Avenue (APN 040A-3413-019-00) (9/16/05)
 Proposal: To convert four single family dwellings into 4 residential condominium units.
 Applicant: Barbara Armstrong
Contact Person/Phone Number: (510)337-1998
 Owner: Jeff Meyers
 Case File Number: TPM-8847

(continued on page 7)

<i>(continued from page 6)</i>	Tentative Parcel Map to convert four existing single family dwellings into four residential condominium units
Planning Permits Required:	
General Plan:	Detached Unit Residential
Zoning:	R-50 Medium Density Residential Zone.
Environmental Determination:	Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions.
Historic Status:	Not a Historic Property.
Service Delivery District:	6
City Council District:	7
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com

15.	Location: 13451 through 13643 Campus Drive, Lots # 1, 2, 6, 7, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, and 102 (APNs: 037A-3151-006-00; 037A-3156-001-00; 037A-3156-002-01; 037A-3156-003-05; 037A-3156-007-02; 037A-3157-031-00; 037A-3151-005-00; 037A-3151-006-00; and 040A-3847-011-00) (11/18/04)
	Proposal: To construct 23 new single family dwellings on vacant lots as part of Leona Quarry development.
	Owner: Leona LLC
Contact Person /Phone Number:	Dana Owyong – Discovery Builders (925)682-6419
Case File Numbers:	DRD04-420, DRD04-443, DRD04-444, DRD04-445, DRD04-446, DRD04-447, DRD04-448, DRD04-449, DRD04-450, DRD04-451, DRD04-452, DRD04-453, DRD04-454, DRD04-455, DRD04-456, DRD04-457, DRD04-458, DRD04-459, DRD04-460, DRD04-461, DRD04-462, DRD04-463, DRD05-340 (TTM7492, PUD02-437, ER01-33)
Planning Permits Required:	Special Residential Design Review to construct 23 new single family dwellings (Shared Access Facilities for three of the lots)
General Plan:	Hillside Residential
Zoning:	R-30 One Family Residential Zone
Environmental Determination:	Environmental Impact Report prepared under ER01-33
Historic Status:	Not Potential Designated Historic Properties (PDHP); Survey rating: N/A
Service Delivery District:	4
City Council District:	6
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com
