

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 21, 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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|-----------|--|
| 1. | Location: Lot 6, Siler Place (APN 048H-7654-037-00) (02/03/05)
<i>(located one lot directly west of 1076 Siler Place)</i>
NOTE: THIS IS A RE-NOTIFICATION DUE TO PLAN REVISIONS SUBMITTED ON OCTOBER 10, 2005. |
| | Proposal: To construct a new 4,400 s.f. single-family residence on a vacant uphill lot.
(NOTE: Floor area has been reduced approximately 500 s.f.; new floor area is now approximately 3,900 s.f.) |
| | Applicant: Randy Jones |
| | Contact Person/ Randy Jones |
| | Phone Number: (510)613-3343 |
| | Owner: Hor Lam Cheuk |
| | Case File Number: DR04-339 |
| | Planning Permits Required: Design Review to construct a new single-family dwelling. |
| | General Plan: Hillside Residential |
| | Zoning: R-30 One-Family Residential Zone
S-14 Community Restoration 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: No historic record, vacant lot |

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Planning Permits Required: Minor Conditional Use Permit to operate a paid admission children's indoor play area; Regular Design Review to install new signage; Minor Variance to allow the new awning sign to be 8.5-ft. high from the sidewalk where the minimum required height is 10-ft.

General Plan: Neighborhood Center
Zoning: C-28 Commercial Shopping District
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: D3

Service Delivery District: 2
City Council District: 1

For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

7. **Location:** **3690 -Madrone Avenue (APN 030 -1982-052-00) (8/17/05)**
Proposal: To construct a new one-story rear addition of 585 square feet to an existing single family dwelling with a substandard nonconforming lot size.

Applicant: Ian Jensen and Christine Shiu
Contact Person/Phone Number: Jesse Rosay
(925) 377-5423

Owner: Jesse Rosay
Case File Number: **VDRD05-436**

Planning Permits Required: Minor Variances to allow construction to encroach in the side yard setback (5'-0" minimum required, 1'-5" proposed), and to waive the one of two off-street parking space requirements and to waive the minimum 10'-0" separation between driveway curb cuts, and Special Residential Design Review to construct a second floor addition to an existing residential duplex with non-conforming existing setbacks.

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: Not a Potential Designated Historic Property; Survey rating:D3

Service Delivery District: 4
City Council District: 4

For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

8. **Location:** **Lot 581 Snake Road (APN 048F-7371-017-00) (8/25/05)**
(Located between 6515 and 6533 Snake Road)

Proposal: To construct a new 4,887 s.f. single-family residence on an existing vacant downhill lot.

Applicant: Jackson Mosher
Contact Person/Phone Number: Jackson Mosher
(510)915-4219

Owner: Jackson Mosher, East Bay Holdings
Case File Number: **VDRC05-449**

Planning Permits Required: Special Residential Design Review for a new single-family residence and a Minor Variance to exceed the 60% maximum permitted ratio of building width to lot width within 20' of the front lot line.

General Plan: Hillside Residential
Zoning: R-30 One-Family Residential

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures.

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Historic Status: Not a Potential Designated Historic Property, vacant lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com

9. **Location:** **981 Grosvenor Place (APN 011-0889-004-00) (9/1/05)**
 Proposal: To construct a 1,067 square foot two-story rear addition to a two-story single-family dwelling and a 854 square foot two-story detached garage/storage building
Applicant / Phone Number:: John Marsh / (650) 208-4129
 Owner: Randy Gee / (510) 834-2221
 Case File Number: **VDRD05-456**
Planning Permits Required: Minor Variance for a 16' tall garage (where a maximum of 15' is permitted) and Special Residential Design Review for an addition to a single-family dwelling.
 General Plan: Detached Unit Residential
 Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; small structures
 Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C2+
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Leigh McCullen** at **(510) 238-4977** or lmccullen@oaklandnet.com.

10. **Location:** **1782 8th Street (APN 006-0035-053-00) (09/12/05)**
 Proposal: To construct (965 sq/ft) two story additions to an existing four-plex within required side yard set back.
 Applicant: Biren Talati
Contact Person/Phone Number: (650) 799-4447
 Owner: Biren Talati
 Case File Number: **DV05-463**
Planning Permits Required: Design Review to construct an addition to an existing four-plex; Minor Variance to allow 1'-2" side yard setback where 5' minimum is required.
 General Plan: Mixed Housing Type Residential
 Zoning: R-36 Small Lot Residential Zone.
Environmental Determination: Exempt, Section 15331 of the State CEQA Guidelines; Construction of small structures.
 Historic Status: Potential Designated Historic Property (PDHP); Survey rating: B-a1+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com

11. **Location:** **9965 Macarthur Boulevard (APN 047-5575-012-00) (09/23/05)**
 Proposal: To open a beauty supply retail sales business.
 Applicant: Abdul Fattah Esmail Murshed
Contact Person/Phone Number: Abdul Fattah Esmail Murshed
(continued on page 6) **(510) 517-5769**

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Owner: Abdul Fattah Esmail Murshedd
Case File Number: CU05-484
Planning Permits Required: Interim Conditional Use Permit to allow a beauty supply retail sales business in the R-50 zone.
General Plan: Urban Residential
Zoning: R-50 Medium Density Residential
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; New construction or conversion of small structures.
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 **Laura Kaminski** at **(510) 238-6809** or lkaminski@oaklandnet.com

12. **Location:** 2612 E 20th Street (026 -0742-011-00) (10/21/05)
Proposal: To legalize the construction of a 6'-0" high front yard fence
Applicant: Mauro Escobar
Contact Person/Phone Number: Mauro Escobar
(510) 978-2647
Owner: Jose & Sylvia Gutierrez
Case File Number: CD05-533
Planning Permits Required: Conditional Use Permit to allow a 6'-0" front yard fence height where 3'-6" is permitted and Design Review for construction in the R-36 zone
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; alteration to existing facilities
Historic Status: Not a Potential Designated Historic Property; Survey rating:D3
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

13. **Location:** 5670 Castle Drive (APN 048D-7208-004-03)
Proposal: To subdivide a 5 acre parcel into four lots, with one 4.36 acre parcel containing an existing single-family dwelling and three parcels for single-family residential development purposes, with access via a private access easement.
Applicant: Dwane Jensen Kennedy / Cityshapers
Contact Person/Phone Number: Dwane Jensen Kennedy
(510) 836-9300
Owner: Neal Erich Leaverton
Case File Number: TPM-8156, CU05-020
Planning Permits Required: Tentative Parcel Map to subdivide 5 acre parcel into four lots and a Minor Conditional Use Permit for a private access easement.
General Plan: Hillside Residential
Zoning: R-30 Detached Unit Residential
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines, Infill Development
Historic Status: Not a Potentially Designated Historic Property, Survey Rating X

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IV

Service Delivery District:

City Council District: 4

For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or
lmccullen@oaklandnet.com.
