

**APPLICATIONS ON FILE**  
**November 18, 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:**

**November 30, 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> 3141-3143 Maple Avenue (APN 027-0863-007-00) (2/25/05)
	<b>Proposal:</b> To construct a two dwelling units attached to the rear of an existing single-family family.
	<b>Applicant:</b> Jose Valdez (510) 910-2875
	<b>Owner:</b> Ezequiel Pena
	<b>Case File Number:</b> CD05-089
	<b>Planning Permits Required:</b> Minor Conditional Use Permit and Design Review to provide for three dwelling units on a 6,100 square foot lot located in the R-50 zoning district.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303 of the State CEQA Guidelines; new construction of a duplex within an urbanized area.
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: Fd3
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 5
	<b>For further information:</b> Contact case planner <b>Leigh McCullen</b> at (510) 238-4977 or <a href="mailto:lmccullen@oaklandnet.com">lmccullen@oaklandnet.com</a> .



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**Historic Status:** Potential Designated Historic Property, Minor Importance  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

5. **Location:** **64 Villanova Drive (APN 048E-7318-011-00) (08/01/05)**  
**Proposal:** To construct a new attached lower deck and expand the footprint of an existing upper deck located on the rear of a two-story, single-family residence.  
**Applicant:** Bob Gardyne  
**Contact Person/Phone Number:** Bob Gardyne  
(510) 339-0298  
**Owner:** Bob Gardyne  
**Case File Number:** **DR05-404**  
**Planning Permits Required:** Regular Design Review to allow the construction of: 1) A new 780 sq. ft. in size lower deck; and 2) Expand the footprint of an existing upper deck from 144 sq. ft. to 192 sq. ft., located on the rear of an existing two-story, single-family residence.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone  
S-11 Site Development & 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:** 4  
**For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mrivera@oaklandnet.com](mailto:mrivera@oaklandnet.com)

6. **Location:** **4425 West St. (APN 013-1088-001-00) (9/21/05)**  
**Proposal:** Convert existing unfinished lower floor of an existing single-family dwelling into a new secondary dwelling unit. Total new floor area addition of 645 s.f. to an existing 1,107 s.f. dwelling.  
**Applicant:** Peter Scott  
**Contact Person/Phone Number:** Peter Scott  
(510)843-3082  
**Owner:** Virginia Kleker  
**Case File Number:** **CDV05-479**  
**Planning Permits Required:** Design Review for additions to an existing duplex, a Minor Conditional Use Permit for a secondary dwelling unit to exceed 50% of the floor area of the existing dwelling, and a Minor Variance to allow a second driveway whereas only one driveway curb cut is permitted per lot.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Special One-Family Residential Zone  
S-18 Mediated Residential Design Review Combining Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; additions to existing structures.  
**Historic Status:** Not a Potential Designated Historic Property; Survey Rating: X  
**Service Delivery District:** 2  
**City Council District:** 2  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)



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**Zoning:** R-30 One-Family Residential Zone; S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new small structures  
**Historic Status:** Potential Designated Historic Property (PDHP), Survey Rating: C3X  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or [mriviera@oaklandnet.com](mailto:mriviera@oaklandnet.com)

**10.** **Location:** **3815 Telegraph Avenue (APN 012-0967-005-01) (11/9/05)**  
**Proposal:** To establish a group assembly use (Barber College) within an existing commercial building.  
**Applicant:** Elsia Curry, dba Moler Barber College  
**Contact Person/Phone Number:** (510)652-4177  
**Owner:** Chung and Regina Yang  
**Case File Number:** **CD05-565**  
**Planning Permits Required:** Conditional Use Permit for Group Assembly Activity and for non-retail use at the ground floor.  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-28, Commercial Shopping District Commercial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines, existing facilities.  
**Historic Status:** Not a Potentially Designated Historic Record  
**Service Delivery District:** II – North Oakland  
**City Council District:** 1  
**For further information:** Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)

**11.** **Location:** **247 Marlow Drive (APN 048-6140-001-00) (11/15/05)**  
**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:** **CD05-571**  
**Planning Permits Required:** Minor Conditional Use Permit and Design Review for a 420+/- square foot addition to the existing Sheffield Village Recreation Center  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 Residential/S-20 Overlay 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: D2+; 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)



Notice #14 is an informational courtesy notice only. These applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Special Residential Design Review regulations and all other applicable City codes and requirements.

<b>14.</b>	<b>Location:</b> 19 newly subdivided lots located between 13451 and 13643 Campus Drive, Lots # 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-3151-005-00; 037A-3151-006-00; and 040A-3847-011-00) (11/18/04)
	<b>Proposal:</b> To construct 19 new single family dwellings on newly subdivided lots as part of Leona Quarry development.
	<b>Owner:</b> Leona LLC
<b>Contact Person /Phone Number:</b>	Dana Owyong Discovery Builders (925)682-6419
<b>Case File Numbers:</b>	<b>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</b> (TTM7492, PUD02-437, ER01-33)
<b>Planning Permits Required:</b>	Special Residential Design Review to construct 19 new single family dwellings (Shared Access Facilities for three of the lots)
<b>General Plan:</b>	Hillside Residential
<b>Zoning:</b>	R-30 One Family Residential Zone
<b>Environmental Determination:</b>	Environmental Impact Report prepared under ER01-33
<b>Historic Status:</b>	Not Potential Designated Historic Property; Survey rating: N/A
<b>Service Delivery District:</b>	4
<b>City Council District:</b>	6
<b>For further information:</b>	Contact case planner <b>Maurice Brenyah-Addow</b> at (510) 238-6342 or <a href="mailto:mbrenyah@oaklandnet.com">mbrenyah@oaklandnet.com</a>

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