

APPLICATIONS ON FILE
December 16, 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:

December 28, 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: 5431 Claremont Ave. (APN 014 -1273-009-02) (11/17/05)
<i>Note: This is a re-notice of a previous proposal changing the new unit from a second unit to a secondary unit, eliminating the Minor Variance for side yard setbacks required for second units (but not for secondary units), and adding a Conditional Use Permit for the size of the secondary unit to exceed 650 s.f..</i>
Proposal: To convert an existing basement into a secondary dwelling unit consisting of approximately 967 s.f., at an existing single-family residence (the resulting floor area of primary unit is approximately 1,631 s.f.) , and to replace the existing rear stairs and add a new deck at the rear.
Applicant: Niccolo DeLuca
Contact Person/ Niccolo DeLuca
Phone Number: (510)774-9840
Owner: Niccolo DeLuca
Case File Number: CDV05-290
Planning Permits Required: Residential Design Review per Section 17.136 to convert an existing basement into a secondary dwelling unit at an existing single-family residence, and Minor Conditional Use Permit for the secondary unit to exceed 650 s.f. of floor area, and a Minor Variance to provide the new second required parking space as a tandem space, whereas non-tandem parking is required. |
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General Plan: Hillside Residential
Zoning: R-60 Medium-High Density Residential Zone
S-4 Design Review Combining Zone
S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; conversion of small structures.
Historic Status: Not a Potential Designated Historic Property; Survey Rating: X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

2. **Location:** Westover Drive (APN 048D-1303-091-00) (8/2/05)
Proposal: Construct a new 2200 square foot single family dwelling on a vacant lot.
Applicant: Mark Santa Maria
Contact Person/Phone Number: (650)615-9594
Owner: Mark Santa Maria
Case File Number: VDRC05-407
Planning Permits Required: Minor Variance for building height above the edge of pavement within the front 20' of the property. (34'0" proposed; 24'0" allowed), and Special Residential Design Review Checklist for new construction.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
Historic Status: Vacant Lot
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3. **Location:** 3221 Brookdale Avenue (APN 027 -0870-020-02) (8/10/05)
Proposal: One-story rear addition to existing single family dwelling and new two-story duplex to the rear of the existing single family dwelling for a total of three dwelling units on the property
Applicant: Jose Manuel Valdes
Contact Person/Phone Number: Jose Manuel Valdes
(510) 910-2875
Owner: Javier Padilla
Case File Number: CDV05-425
Planning Permits Required: Minor Conditional Use Permit to allow three dwelling units on a lot in the R-50 Zone, Regular Residential Design Review for residential construction, and a Minor Variance to waive the 24'-0" minimum back-up maneuvering aisle for parking
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: 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

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Zoning: R-50 Medium Density Residential Zone
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:D3
Service Delivery District: 5
City Council District: 7
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

7. **Location:** 5504 Kales Avenue (APN: 048A-7044-023-00) (11/17/05)
Proposal: To raise an existing single-family dwelling 9' in height and create new habitable space and a one-car garage at the new ground floor level, and a new deck at the rear.
Applicant: Ron Lok/Patty Wong
Contact Person/Phone Number: Jerry Veiluva, Hayashida Architects (510)428-2491
Owner: Ron Lok/Patty Wong
Case File Number: DV05-540
Planning Permits Required: Residential Design Review per Section 17.136 for additions and alterations to an existing single-family dwelling, and a Minor Variance to increase the height of a structure within an existing nonconforming side yard (5'-0" min. required, whereas a 4'-0" is existing and proposed at the east side).
General Plan: Mixed Housing Type Residential
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; existing structures.
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: Dc2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

8. **Location:** 356 Center Street (APN 04-0073-026-00) (11/08/05)
Proposal: To convert an existing basement into habitable space as part of single family dwelling within required side yard setback.
Applicant: Jose Navarro
Contact Person/Phone Number: (510)385-9946
Owner: Rafael Navarro
Case File Number: DV05-561
Planning Permits Required: Minor Variance to allow a 1' side yard setback where 3' minimum is required and re-build front stair within 10' front yard setback and Residential Design Review for addition and alteration to an existing single family dwelling.
General Plan: Business Mix
Zoning: R-36 Small Lot Residential Zone,
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Construction of small structures.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating :DC2+, located in the South Prescott historic district
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

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Case File Numbers: TPM-8527 & CU05-600
Planning Permits Required: Tentative Parcel Map to subdivide one parcel into three lots; Minor Conditional Use Permit to waive the minimum lot area, lot width, lot frontage, and yard setbacks required in conjunction with a subdivision of a parcel containing existing buildings
General Plan: Mixed Housing Type Residential
Zoning: R-60 Medium-High Density Residential Zone
Environmental Determination: Exempt, Sections 15301 (existing facilities) & 15315 (minor land divisions) of the State CEQA Guidelines
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 **Darin Ranelletti** at (510) 238-3663 or dranelletti@oaklandnet.com

12. **Location:** 7544 Greenly Drive (APN 040A-3445-027-02) (12/5/05)
Proposal: Design review for the creation of a new secondary unit with a Minor Variance for encroachment into the side yard set back for associated garage.
Applicant: Marc Ashkenas
Contact Person/Phone Number: Same as above
(510) 813-0514
Owner: Pablo Cepero
Case File Number: VDRC05-601
Planning Permits Required: Special Residential Design Review for addition or alteration in the R-30. Minor Variance for construction in the side yard setback.
General Plan: Detached Unit Residential
Zoning: R-30 Single Family Residential zoning.
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: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

13. **Location:** 336 - 338 Grand Avenue (APN 010-0775-012-00) (12/5/05)
Proposal: To convert an existing 12-unit rooming house into 6 apartment units.
Owner: Sung Paskewitz
Contact Person /Phone Number: Gene Carter (510)410-1965
Case File Number: DV05-602
Planning Permits Required: Design Review to convert 12 rooming units to 6 apartment units; Minor Variance to waive required open space.
General Plan: Neighborhood Center Commercial
Zoning: C-30 District Thoroughfare Commercial
S-4 Design Review Combining Zone
S-12 Residential Parking 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: C3
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

