

APPLICATIONS ON FILE
January 13, 2006

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:

January 23, 2006

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: Thornhill Drive, (APN 048F-7381-024-00), vacant parcel between 6866 and 6880 Thornhill Drive (1/19/05) |
| | Proposal: New single family dwelling |
| | Applicant: Steve Hull |
| Contact Person/Phone Number: | Steve Hull
(510) 339-7531 |
| | Owner: Steve Hull |
| | Case File Number: VDRC05-022 |
| Planning Permits Required: | Minor Variances to allow a portion of the building to encroach in the sideyard setback (5'-4" minimum, 4'-0" proposed), to exceed the building wall height (30'-0" maximum allowed, 34'-11" proposed) and to exceed the building wall length (35'-0" maximum allowed, 46'-6" proposed), and Special Residential Design Review for new construction, |
| | General Plan: Detached Unit Residential |
| | Zoning: R-30 One-Family Residential Zone |
| Environmental Determination: | Exempt, Section 15332 of the State CEQA Guidelines; infill development |
| | Historic Status: Vacant Parcel |
| Service Delivery District: | 2 |
| City Council District: | 1 |
| For further information: | Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com |

2. **Location:** **3406-3422 Hollis Street. APN 007-0611-(025-04 and -019-00)
1376 34th Street. APN 007-0611-(017-00 and 018-00) (12/7/05)**
Proposal: To merge four parcels into one lot.
Applicant: Kier & Wright/ Alan Royce
Contact Person/Phone Number: (925)249-6555
Owner: Extra Space Storage LLC.
Case File Number: **PMW05023**
Planning Permits Required: Parcel Map Waiver Map to merge four parcels into one lot.
General Plan: Housing and Business Mix
Zoning: M-30 General Industrial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Lot line adjustment.
Historic Status: No Historic Record
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or
jsmadani@oaklandnet.com

3. **Location:** **828 & 834 59th Street (APN 015-1353-012-00) (9/15/05)**
Proposal: To adjust lot lines between two parcels with three existing detached residential structures.
Owner: Mariposa Grove CLT Homes LLC. – Francis McIlveen
Contact Person /Phone Number: (510)548-7878 x369
Case File Number: **PMW05014 & CU05-467**
Planning Permits Required: Parcel Map Waiver to adjust lot lines between two parcels; and Minor Conditional Use Permit to allow one of the lots to be 3,286 square feet in size, where 5,000 square feet 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 15315 of the State CEQA Guidelines; minor land divisions
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: X
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

4. **Location:** **1109 Oak Street (APN 002-0087-005-00) (11/1705)**
Proposal: To establish a new café (General Food Sales) in an existing building.
Owner: Oak Street Housing, LP
Contact Person /Phone Number: Maurice A. Nasrath (510)886-1760
Case File Number: **CD05-579**
Planning Permits Required: Minor Conditional Use Permit for a café in the S-2 Zone.
General Plan: Central Center District
Zoning: S-2 Civic Center Zone, S-4 Design Review, and S-17 Combining Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to small structures.
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: N/A
Service Delivery District: Metro
City Council District: 2
For further information: Contact case planner **Maurice Brenyah-Addow** at **(510) 238-6342** or
mbrenyah@oaklandnet.com

5. **Location:** 5432 Bryant Ave. (APN 048A-7038-024-00) (12/13/05)
 Proposal: To raise an existing single-family dwelling 2'-6" in height and create 850 s.f. of new floor area at the new ground floor level, rebuild exterior stairs accordingly, plus misc. window replacements and cosmetic upgrades to exterior.

Applicant: Erin Shoot, Jason Kaldis Architect, Inc.
Contact Person/ Erin Shoot, Jason Kaldis Architect, Inc
Phone Number: (510)549-3584
 Owner: Debra Lobel and Pauline Moreno
 Case File Number: DV05-613
Planning Permits Required: Residential Design Review per Section 17.136 for additions and alterations to an existing single-family dwelling, and Minor Variances to: (a), locate the rebuilt/taller front stair 2.75' from the front lot line (10.29' min. required; 6.58' existing nonconforming stair setback, and 2.75' proposed), and (b), to locate the rebuilt/taller north side stair at the north side lot line (5' min. required; 0' existing nonconforming stair setback, and 0' proposed).

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; additions to existing 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

6. **Location:** 638 Webster Street (APN 001-0189-001-00) (12/23/05)
 Proposal: To convert and renovate an existing 20,000 sq/ft four-story light manufacturing/ commercial building into Health Care Civic Activity and Retail Commercial Activity. The project consists of ground floor retail space and three floors of office space to serve the Asian Community Mental Health Services Clinic.

Applicant: Hoi liang Phua & Linli Lee
Contact Person/Phone Number: (510)761-3333
 Owner: Hameed Faid & Inam I. Faid
 Case File Number: V05-626
Planning Permits Required: Minor Variance to waive 25 required parking spaces for 100 full & part time employees, where one parking space per four employees is required.

General Plan: Central Business District
 Zoning: C-40 Community Thoroughfare Commercial Zone
 S-17 Downtown Open Space Combining Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor addition and alteration to existing facility.

Historic Status: Not a Potential Designated Historic Property, Survey Rating: F2-, property is located within the Chinatown Support Historic District
Service Delivery District: Metro
 City Council District: 2
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

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Zoning:	C-40 Community Thoroughfare Commercial S-4 Design Review Combining Zone / S-17 Downtown Residential Open Space Combining Zone
Environmental Determination:	Infill Exemption; CEQA Guidelines Section 15332
Historic Status:	The project site is a vacant lot. The project is directly adjacent to several Potentially Designated Historic Properties (PDHP's) with survey ratings of C1+. These properties are located within the 7th Street / Harrison Square Residential Historic District. This district is an Area of Primary Importance eligible for inclusion on the National Register of Historic Places.
Service Delivery District:	Downtown Metro
City Council District:	2
For further information:	Contact case planner Heather Klein at 510 238-3659 or by e-mail at hklein@oaklandnet.com .
