

APPLICATIONS ON FILE
December 8, 2006

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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 visiting our offices. The case planner need not be present to see the project file. 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 18, 2006

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will 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.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

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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Historic Status: Not a Potentially Designated Historic Property
Survey Rating: F3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or skwon@oaklandnet.com.

3. **Location:** 7076 Westmoorland Drive (APN: 048H-7622-053-00) (10/18/06)
Proposal: To construct a new 3,475 square foot two-story single family dwelling on a downslope lot.
Contact Person/Phone Number: Robert Mueller
(510) 549-0254
Owner: Joan Nomura
Case File Number: CDV 06-397
Planning Permits Required: Conditional Use Permit to construct a principal building 36 feet high on a steep down-slope lot. Design Review for new construction in the S-18 zone over 3,500 square feet. Variance to exceed the allowable 35 foot building wall length located within 10 feet of the side lot line.
General Plan: Hillside Residential
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 construction of minor structures
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning
Historic Status: Not a Potentially Designated Historic Property
No Survey Rating: Vacant Lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or cquitevis@oaklandnet.com.

4. **Location:** 669 42nd Street (APN: 012 -1014-037-00) (11/13/06)
Proposal: Addition/alteration to raise and relocate existing building footprint to create habitable space in basement and a two story rear expansion for a 1,220 additional square feet to an existing 1,184 square foot single family dwelling for a new total of 2,404 square feet
Contact Person/Phone Number: Hector DeLeon
(510) 812-3049
Owner: Eddie & Franchaska Bridgett
Case File Number: DV 06-474
Planning Permits Required: Variances to allow a portion of new construction to encroach in the side yard setback (5 feet minimum, 4 feet proposed) and entry stairs to encroach in the front yard above a 6 feet height (6 feet permitted, 9 feet proposed) and Design Review for additions/alterations.
General Plan: Urban Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Residential Design Review Combining Zone

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Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Minor alterations to existing facilities
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning

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 **Caesar Quitevis** at (510) 238-6343 or
clquitevis@oaklandnet.com.

5. **Location:** 6218 Manoa Street (APN: 048A-7074-013-00) (10/18/06)
Proposal: Addition/alteration to construct a rear 63 square foot addition for a breakfast nook/kitchen expansion with an extended terrace deck.

Applicant: Caroline Carmichael, Gary Earl Parsons Architect
Contact Person/Phone Number: Caroline Carmichael
(510) 527-9272

Owner: Zack and Stephanie Walton
Case File Number: DV 06-513

Planning Permits Required: Design Review for an addition in the S-18 combining zone and Variance for a portion of new construction to encroach in the side yard setback (5 feet allowed, 4 proposed).

General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines:
Addition to an existing structure
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning

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 **Caesar Quitevis** at (510) 238-6343 or
clquitevis@oaklandnet.com.

6. **Location:** 5630 San Pablo Avenue (APN: 015 -1307-014-00) (5/9/05)
Proposal: Construction of a new five story 18 unit residential building over ground floor commercial.

Applicant: Tom Dolan Architecture
Contact Person/Phone Number: (510) 839-7200

Owner: Ed Hemmat
Case File Number: CDV 05-220

Planning Permits Required: Interim Conditional Use Permit for allowed density under the Neighborhood Center Mixed Use General Plan Area, Variance to allow more than 20% of required group open space on a rooftop garden, and Variance for a reduced street side setback (10 feet required; 0 feet proposed), and Design Review for new construction.

General Plan: Neighborhood Center Mixed Use

Zoning: C-35 District Shopping Commercial Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines:
Infill Development
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning
Historic Status: Not a Potentially Designated Historic Property
Survey Rating: Ed3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com.

7. **Location:** **Brush Street (at the corner of 18th Street) (APN: 003 -0047-025-00) (10/25/06)**
Proposal: Construct a new single family dwelling on an existing vacant lot.
Applicant: Mehmed Ahmetspahic
Contact Person/Phone Number: (510) 712-8649
Owner: Mehmed Ahmetspahic
Case File Number: **DV 06-527**
Planning Permits Required: Design Review for new construction in the S-20 Zone and Variance for a reduced front yard setback to align with the adjacent homes on the block (10 feet required; 2 feet proposed) and reduced street side setback (5 feet required; 3 feet proposed).
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone
S-20 Historic Preservation Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines:
Construction of new small structures
Exempt, Section 15183 of the State CEQA Guidelines:
Projects consistent with a community plan or zoning
Historic Status: Not a Potential Designated Historic Property
Survey Rating: ASI vacant parcel
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com.

8. **Location:** **1700 Broadway (APN: 008-0623-010-00) (10/25/06)**
Proposal: To convert an existing commercial building into 10 commercial condominiums.
Applicant: Garrett Chan
Contact Person /Phone Number: (650) 714-2600
Case File Number: **TPM 9345**
Planning Permits Required: Tentative Parcel Map to convert existing commercial building into 10 commercial condominiums.
General Plan: Central Business District
Zoning: C-55 Central Core Commercial Zone
S-8 Urban Street Combining Zone
S-17 Downtown Residential Open Space Combining Zone

Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Subdivision of existing commercial or industrial buildings Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
Historic Status:	Potential Designated Historic Property Survey Rating: Da3
Service Delivery District:	Metro
City Council District:	3
For further information:	Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or by email at: mbrenyah@oaklandnet.com .

9.	Location: 938 – 46 th Street (APN: 013 -1170-014-00) (10/26/06)
	Proposal: To construct two new detached single family dwellings as condominium units.
	Applicant: Paul Wang
Contact Person /Phone Number:	(510) 547-9315
	Case File Number: TPM 9289 (Related to DV 05-301)
Planning Permits Required:	Tentative Parcel Map to construct two new condominium units.
	General Plan: Mixed Housing Type Residential
	Zoning: R-40 Garden Apartment Residential Zone S-18 Mediated Design Review Combining Zone
Environmental Determination:	Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
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 Maurice Brenyah-Addow at (510) 238-6342 or by email at: mbrenyah@oaklandnet.com .

10.	Location: 19 Ormindale Court (APN: 048G-7447-015-00) (9/21/06) <i>Note: This is a re-notice due to an error on the previous notice – see <u>underlined</u> portion below (no changes were made to the plans on file).</i>
	Proposal: To construct a new 5,230 square foot single-family dwelling plus a 687 square foot garage on a vacant downhill 13,485 square foot lot.
	Contact Person/Phone Number: Allan Brochier, Architect (510) 533-6699
	Owner: Felix and Alla Lantsman
	Case File Number: DV 06-258
Planning Permits Required:	Design Review to construct a new single-family dwelling, and Variances to: (a), exceed the 30 foot maximum permitted building wall height (approx. <u>34 feet proposed</u>); (b), exceed the retaining wall height limit of 6 feet (up to 10 feet is proposed) and (c), exceed the maximum 50% paved area in the front yard (<u>80% proposed</u>).
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone S-11 Site Development and Design Review Combining Zone

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Historic Status:	Not a Potential Designated Historic Property No Survey Rating: Vacant lot
Service Delivery District:	Metro
City Council District:	3
For further information:	Contact case planner Pete Vollmann at (510) 238-6167 or pvollman@oaklandnet.com .

13.	Location: 639-641 Poirier Street (APN: 015 -1361-030-00) (08/21/06)
	Proposal: To convert an existing two unit building into two residential condominium units.
	Owners: Jennifer Snyder
Contact Person/Phone Number:	Jennifer Snyder (510) 682-6553
	Case File Number: TPM 9061
Planning Permits Required:	Tentative Parcel Map to convert an existing two-unit building into two residential condominium units.
	General Plan: Mixed Housing Type
	Zoning: R-40 Garden Apartment Residential Zone S-18 Mediated Residential Design Review Combining Zone
Environmental Determination:	Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning Exempt, Section 15301(k) of the State CEQA Guidelines: Division of existing multiple family or single-family residences into common interest ownership
	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 Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

14.	Location: 2721 West Street (APN: 009 -0692-002-00) (8/09/06)
	Proposal: Design Review for two new windows and stair and deck replacement at the rear of a single family dwelling. In addition, 890 square feet of the basement would be converted to habitable living area while the one-car garage would remain.
	Owners: Abdul and Aliyah Sabry
Contact Person/Phone Number:	Gilbert Rodriguez (510) 375-2145
	Case File Number: DR 06-420
Planning Permits Required:	Design Review for exterior modifications.
	General Plan: Mixed Housing Type
	Zoning: R-36 Small Lot Residential Zone
Environmental Determination:	Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning Exempt, Section 15301 of the State CEQA Guidelines: Addition to an existing structure
	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 Ulla-Britt Jonsson at (510) 238-3322 or ujonsson@oaklandnet.com .

15. **Location:** 13526 (Lot 18) Campus Drive (APN: 037A-3156-019-00) (9/6/06)
- Proposal:** To subdivide a 2-acre vacant parcel into 3 lots for future development of single-family residences. The Parcel contains a creek and would include a private access easement from Campus Drive. *(Note: This is a downhill property from Campus Drive, located on the opposite side of the street from the Leona Quarry site).*
- Contact Person/** Michael Adney
 Phone Number: (510) 206-0103
 Owner: Kevin Karnard
 Case File Number: TPM 8601, CU06-601
- Planning Permits Required:** Tentative Parcel Map to subdivide a 2-acre vacant parcel into 3 lots and a Conditional Use Permit for access to the resulting lots to be served by a Private Access Easement.
- General Plan:** Detached Unit Residential
 Zoning: R-30 One-Family Residential Zone
- Environmental Determination:** Exempt, Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
Exempt, Section 15315 of the State CEQA Guidelines: Minor land division
- Historic Status:** Not a Potential Designated Historic Property
No Survey Rating: Vacant lot
- Service Delivery District:** 4
 City Council District: 6
- For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com.
