

APPLICATIONS ON FILE
February 10, 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:

February 21, 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.

- | | |
|--------------------------------------|--|
| 1. | Location: 790 16 th Street (APN 003 -0055-029-00) (01/31/06) |
| | Proposal: To convert an existing triplex to a four-plex. |
| | Owner: Marian Talbot |
| Contact Person /Phone Number: | (510)866-3164 |
| Case File Number: | DV05-043 |
| Planning Permits Required: | Residential Design Review for residential additions and alterations and Minor Variance to waive required group open space. |
| General Plan: | Mixed Housing Type Residential |
| Zoning: | R-70 High Density Residential Zone. |
| Environmental Determination: | Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to small structures. |
| Historic Status: | Potential Designated Historic Property (PDHP); Survey rating: Ec2* |
| Service Delivery District: | 1 |
| City Council District: | 3 |
| For further information: | Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com |

(continued from page 2)

Historic Status: No historical record
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

5. **Location:** 6951 Norfolk Road (APN 048H-7617-010-00) (11/09/05)
Proposal: To construct a new 4,433 s.f. single-family dwelling on an uphill lot.
Applicant: David Claydon, Architect
Contact Person/Phone Number: David Claydon, Architect
(925)946-9321
Owner: Ali Khorassani
Case File Number: DV05-562
Planning Permits Required: Residential Design Review per Section 17.136 for construction of a new single-family dwelling, and a Minor Variance to exceed the 19' maximum permitted driveway width (approx. 30' proposed).
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 structures.
Historic Status: No historic record - 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

6. **Location:** S/S of St. Andrews Rd (APN 048 -6865-006-10) (11/9/05)
Proposal: To construct two story new single family dwelling within required side yard setback on a property with a creek running through the middle.
Applicant: Charles and Lavanson Coffey
Contact Person/Phone Number: (510)852-0654
Owner: Charles and Lavanson Coffey
Case File Number: VDRC05-564/CP05-153
Planning Permits Required: Minor Variance to allow a 3' side yard setback where 5' minimum is required (garage) and to allow a corner of the proposed residence to be built 4' from the side property line, Special Residential Design Review check list to construct a two-story single family dwelling, and a Category IV Creek permit to construct a residence within 20' of a creek (building will be 16' back from the creek at it's closest).
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone.
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; Construction of a new single family dwelling.
Historic Status: No historical record – vacant lot
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

7. **Location:** 2509 Myrtle Street (APN 005-0433-005-06) (11/10/05)
 Proposal: To re-establish and convert a non-conforming warehouse into a business and communication service.
 Applicant: Thomas Cousins/ One People Voice
 Owner: Jose Salazar
 Case File Number: CU05-568
 Planning Permits Required: Conditional Use Permit to re-establish a non-conforming use
 General Plan: Mixed Housing Type Residential
 Zoning: R-50 Medium Density Residential Zone
 Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
 Historic Status: Not a Potential Designated Historic Property; Survey Rating: *2-. The property is located in the McClymonds Neighborhood Historic District

 Service Delivery District: 1
 City Council District: 3
 For further information: Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

8. **Location:** 638 El Dorado Avenue (APN 010 -0814-037-00) (11/15/05)
 Proposal: To replace a detached garage with a new detached, 21.5 feet high, 620 square feet garage with attic.
 Applicant: Kristen Sidell, Magnet Architecture & Design
 Contact Person/Phone Number: Kristen Sidell, Magnet Architecture & Design (510) 847-5066
 Owner: David Almandsmith
 Case File Number: VDRD05-573
 Planning Permits Required: Special Residential Design Review to construct a new 21.5 feet high, 620 sq. ft. two-car garage with attic, and a Minor Variance to reduce the rear yard setback where 10 feet is required and 6.4 feet is proposed to replace a detached garage with a new detached, two-car garage with attic.
 General Plan: Mixed Housing Type Residential
 Zoning: R-70 High Density 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: C2 +
 Service Delivery District: 2
 City Council District: 1
 For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

9. **Location:** 3340 East 12th Avenue (APN 033 -2195-005-00) (12/14/05)
 Proposal: To make exterior alterations to an existing building façade, increase building footprint approximately 500 square feet and turn an existing parking area with an existing chain link fence into a public courtyard market area with a low wall and decorative fencing.
 Owner: Fruitvale Development Corporation
 Contact Person /Phone Number: Tom Limon (510) 535-6926
 Case File Number: DR05-620
 Planning Permits Required: Design Review for commercial exterior alterations in a C-28/S-15 zone.
 General Plan: Neighborhood Commercial
 Zoning: C-28 Commercial Shopping District Zone
 S-15 Transit Oriented Development Combining Zone
 Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.

(continued on page 5)

(continued from page 4)

Historic Status: Potential Designated Historic Property (PDHP); Survey rating: B+a2+
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Eric Angstadt** at (510) 238-6190 or eangstadt@oaklandnet.com

10. **Location:** 2946 International Boulevard (APN 025-0716-012-00) (12-13-05)
 Proposal: Minor design revisions of existing approval
 Applicant: EBALDC
Contact Person/Phone Number: Seven Directions, Inc. (510)287-5353
 Owner: Seven Directions, Inc.
 Case File Number: REV060003
 Planning Permits Required: Design Review
 General Plan: Community Commercial/Mixed Housing Type
 Zoning: C-40 Community Thoroughfare Commercial Zone
 R-50 Medium Density Residential Zone
Environmental Determination: Infill Exemption; CEQA Guidelines 15332
 Historic Status: The project site is not a PDHP. The project is adjacent to the Cohen-Bray House, a City of Oakland Landmark, also listed on the National Register of Historic Places.
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Joann Pavlinec** at (510) 238-6344 or jpavlinec@oaklandnet.com

11. **Location:** 401 15th Street (APN 008 -0621-006-00) (1/25/06)
 Proposal: Proposed signage at corner of building
 Applicant: Lincoln University
Contact Person/Phone Number: Gela Abashidze (925)212-7196
 Owner: Lincoln Unirversity
 Case File Number: LMD06-037
 Planning Permits Required: Landmark Design Review
 General Plan: Central Business District
 Zoning: C-55 Central Core Commercial Zone
 S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines – minor alterations to existing facilities; Section 15064.5(b) – Determining the Significance of Impacts on Historical Resources
 Historic Status: City of Oakland Landmark LM83-426; Oakland Title Insurance Building
Service Delivery District: Metro Downtown
City Council District: 3
For further information: Contact case planner **Joann Pavlinec** at (510) 238-6344 or jpavlinec@oaklandnet.com

12. **Location:** 1362 E 27th Street (APN 022-0356-013-00) (7/13/05)
 Proposal: To subdivide an 9,795 square foot lot into two 4,000 lots with one lot containing an existing single-family dwelling and one lot containing an existing multi-family dwelling.
 Applicant: Cityshapers Inc.
Contact Person/Phone Number: Dwane Jensen Kennedy
 (510) 836-9300
 Owner: Bartley and Mary Faherty

(continued on page 6)

(continued from page 5)

Case File Number: TPM-8781, CU05-368
Planning Permits Required: Tentative Parcel Map to subdivide a lot into two lots and a Minor Conditional Use Permit to waive the lot area and setback requirements for a subdivision of land between existing buildings
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines, Minor Land Divisions
Historic Status: Potential Designated Historic Property, Survey Rating C3
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

13. **Location:** 3591 65th Avenue (APN 037A-2751-005-00) (10/20/05)
Proposal: A subdivision of 1 lot to create 4 residential condominium units within an existing residential building.
Applicant: Jamie Flaherty-Evans
Contact Person/Phone Number: Kenneth Evans & Jamie Flaherty-Evans (510) 334-8606
Owner: Kenneth Evans & Jamie Flaherty-Evans
Case File Number: TPM-8856
Planning Permits Required: Tentative Parcel Map to create condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
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 **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

14. **Location:** 361 Somerset Road (APN 048C-7200-001-39) (1/10/06)
Proposal: To convert an existing four residential apartment building into four condominium units access off Somerset road (18 feet wide a non-exclusive easement road)
Applicant: Charles Kartchner
Contact Person/Phone Number: (925)360-1175
Owner: Charles C. Kartchner
Case File Number: TPM-8869
Planning Permits Required: Tentative Parcel Map to create four residential condominium units.
General Plan: Hillside Residential
Zoning: R-50 Medium Density Residential Zone.
Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
Historic Status: Not a Potential Designated Historic Property ; Survey rating: X
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jmadani@oaklandnet.com

