

APPLICATIONS ON FILE  
June 25, 2004

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:**

**July 5, 2004**

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.	<b>Location:</b>	<b>Vacant lot on the East side of Macathur Blvd, between 8620 &amp; 8632 Macarthur Blvd (APN 043A-4639-024-00) (5/04/04)</b>
	<b>Proposal:</b>	Construct a tri-plex on an existing vacant lot.
	<b>Applicant:</b>	Mary Bull-Ransom
<b>Contact Person/Phone Number:</b>		Mary Bull-Ransom (510)568-1759
	<b>Owner:</b>	Earl Williams
	<b>Case File Number:</b>	<b>CD04-128</b>
	<b>Planning Permits Required:</b>	Regular Design review for new residences, Minor Conditional Use Permit to construct 3 dwellings in the R-50 Zone.
	<b>General Plan:</b>	Urban Residential
	<b>Zoning:</b>	R-50 Medium Density Residential
	<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; construction of three units in an urban area
	<b>Historic Status:</b>	No historic record
	<b>Service Delivery District:</b>	6
	<b>City Council District:</b>	7
	<b>For further information:</b>	Contact case planner <b>Robert D. Merkamp</b> at (510) 238-6283 or <a href="mailto:rmerkamp@oaklandnet.com">rmerkamp@oaklandnet.com</a>



(continue from page 2)

**Planning Permits Required:** Regular Residential Design Review for new residential construction in the S18 zone with a floor area over 3500 square foot and Minor Variances to allow a 40'-0" building length along a side yard where 35'-0" is permitted, to allow a building height of 41'-0" where 30'-0" is permitted, and to allow a 32'-0" wall height where 30'-0" is permitted within 10'-0" of the interior side lot line.

**General Plan:** Hillside Residential

**Zoning:** R-30 One Family Residential Zone / S18 Mediated Residential Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures

**Historic Status:** No Historic Record: 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](mailto:clquitevis@oaklandnet.com)

5. **Location:** 642 El Dorado Avenue (APN 010-0814-038-00) (05/05/04)

**Proposal:** To convert an existing single-family dwelling into three dwelling units, and to construct a fourth dwelling unit and garage in a new structure located at the rear of the property.

**Applicant:** Dwane Jensen, CITYshapers

**Owner:** Brian Frost

**Contact Person/Phone Number:** Dwane Jensen  
(510) 836-9300

**Case File Number:** DV04-216

**Planning Permits Required:** Regular Design Review to construct three additional dwelling units. Minor Variance to allow a 0' rear yard setback for the new building containing the fourth dwelling unit and garage where 10' is required.

**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 15301 (Existing Facilities) and Section 15332 (In-Fill Development Projects) of the State CEQA Guidelines

**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: C2+

**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner **Andrew M. Smith** at (510) 238-6414 or [asmith@oaklandnet.com](mailto:asmith@oaklandnet.com)

6. **Location:** Sherwick Drive, Lot 389 (048H-7619-015-00) (vacant parcel adjacent to 6833 Sherwick Drive) (5/11/04)

**Proposal:** To construct a new single family dwelling on an up-slope lot of approximately 3,535 square feet

**Applicant:** Afshin Shahidi, Shabnight Inc.

**Contact Person/Phone Number:** Afshin Shahidi  
(415) 720-1925

**Owner:** Afshin Shahidi

**Case File Number:** DR 04-227

**Planning Permits Required:** Regular Residential Design Review for residential construction in the S-18 zone with a floor area over 3500 square feet

**General Plan:** Hillside Residential

(continue on page 4)

(continue from page 3)

**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 small structures  
**Historic Status:** Not a Potential Designated Historic Property; 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](mailto:clquitevis@oaklandnet.com)

7. **Location:** Skyline Boulevard, Lot 2096 (048F-7377-038-04)(vacant parcel approximately 50 feet south of 7251 Skyline Boulevard ) (5/13/04)  
**Proposal:** To construct a new single family dwelling on a down-slope lot of approximately 4,147 square feet  
**Applicant:** Green Lane Development LLC  
**Contact Person/Phone Number:** Holly Reese and Sallie Lang (510)759-1323  
**Owner:** Green Lane Development LLC  
**Case File Number:** DV 04-232  
**Planning Permits Required:** Design Review for new residential construction in the S10 and S11 zones and Minor Variance to encroach in the 6 degree view plane of the S-10 zone.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One Family Residential Zone; S10 Scenic Route Combining Zone; S-11 Site Development and Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures  
**Historic Status:** No Historic Record (vacant parcel)  
**Service Delivery District:** 2  
**City Council District:** 4  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)

8. **Location:** 2311 San Pablo Avenue (APN 003 -0021-010-00) (5/14/04)  
**Proposal:** Construct a 17-unit apartment building with ground floor parking.  
**Applicant:** Li-Sheng Fu  
**Contact Person/Phone Number:** Li-Sheng Fu (510)656-8287  
**Owner:** Noel Yi  
**Case File Number:** DR04-238  
**Planning Permits Required:** Regular Design review for new residences.  
**General Plan:** Urban Residential  
**Zoning:** C-35 District Shopping Center Commercial Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; in-fill exemption  
**Historic Status:** No historic record  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Robert D. Merkamp** at (510) 238-6283 or [rmerkamp@oaklandnet.com](mailto:rmerkamp@oaklandnet.com)



**INFORMATION COURTESY NOTICE FOR SECONDARY DWELLING UNITS**

The applications list below for Secondary Dwelling Units are provided as an informational courtesy notice only. Per City Ordinance 12501 C.M.S, adopted by the Oakland City Council on June 17, 2003, these applications are ministerial and the Director of City Planning shall approve such applications subject to the project's compliance with all required Secondary Dwelling Unit regulations and all other applicable City codes and requirements

<b>11.</b>	<b>Location:</b> Thermal Street northeast side between Seneca and Burr Streets (APN 043A-4641-046-00) (3/29/04)
	<b>Proposal:</b> Construct a new 1,713 square foot single family dwelling on a vacant lot, which will contain a 420 square foot secondary unit. ***Property lines adjusted with adjacent parcels through application PMW03-009***
	<b>Applicant:</b> Mike Burgess
<b>Contact Person/Phone Number:</b>	Mike Burgess (510) 393-1406
	<b>Owner:</b> Cindy Yip
	<b>Case File Number:</b> DRC04-0108
	<b>Planning Permits Required:</b> Special Residential Design Review Checklist for new construction and creation of a secondary unit.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30, One-Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15268 of the State CEQA Guidelines; Ministerial Projects
	<b>Historic Status:</b> Not a Potential Designated Historic Property; survey rating: X
	<b>Service Delivery District:</b> 6
	<b>City Council District:</b> 7
	<b>For further information:</b> Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a>

<b>12.</b>	<b>Location:</b> 4136 Carrington Street (APN 032-2081-020-00) (5/13/04)
	<b>Proposal:</b> Excavate lower level of existing single family dwelling to accommodate additional living space as well as a new 635 square foot secondary unit.
	<b>Applicant:</b> Gerald Vallan
<b>Contact Person/Phone Number:</b>	(510) 535-1484
	<b>Owner:</b> Jovon Coleman
	<b>Case File Number:</b> DRC04-0177
	<b>Planning Permits Required:</b> Special Residential Design Review Checklist for creation of a secondary unit.
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15268 of the State CEQA Guidelines; Ministerial Projects
	<b>Historic Status:</b> Potential Designated Historic Property(PDHP); survey rating: Fc3
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 5
	<b>For further information:</b> Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or <a href="mailto:pvollman@oaklandnet.com">pvollman@oaklandnet.com</a>