

APPLICATIONS ON FILE
March 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 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:

March 20, 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: Arrowhead Drive (North side between East Circle and Shepherd Canyon Road) (APN 048E-7321-035-00) (2/18/04) |
| | Proposal: To construct a new 3200 square foot single family home on an upslope lot. |
| | Applicant: Robert Kelly |
| Contact Person/Phone Number: | Robert Kelly
(510)834-2563 |
| | Owner: Sy Tong |
| | Case File Number: REV05-0033 (DR04-067) |
| Planning Permits Required: | Revision to previously approved Regular Design Review for New Construction within the S-10 and S-11 zones. |
| | General Plan: Hillside Residential |
| | Zoning: R-20 Low Density Residential Zone
S-10 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 |
- (continued on page 2)*

(continued from page 2)

Historic Status: No Historic Record
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or
mrivera@oaklandnet.com

4. Location: **610 16th Street and (612-618) 17th Street. (APN 003-0061-039-00, -029-00, -030-00) (2/3/06)**
Proposal: Parcel Map Waiver to adjust lot lines to combine three parcels into two parcels.
Applicant: Frank Turowski
Contact Person/Phone Number: (415)364-3601
Owner: Pacific Building Equity, LLC
Case File Number: **PMW06-004**
Planning Permits Required: Parcel Map Waiver Map for lot line adjustment to combine three parcels into two parcels.
General Plan: Central Business District
Zoning: C-51 Central Business Service Commercial
S-17 Downtown Open Space Combining Zones.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Lot line adjustment.
Historic Status: Designated Historic Property (DHP); Survey Rating: B+3
Service Delivery District: Metro
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or
jsmadani@oaklandnet.com

5. Location: **3443 Helen Street (APN 007-0608-003-00) (1/17/06)**
Proposal: Raise the existing single family dwelling and construct a two story rear addition to accommodate a new second unit in the ground floor.
Applicant: Jose Robles
Contact Person/Phone Number: (510)768-6464
Owner: Christina Nelson
Case File Number: **DR06-030**
Planning Permits Required: Regular Design Review for new construction in the R-36 zone.
General Plan: Housing and Business Mix
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
Historic Status: Potential Designated Historic Property (PDHP); rating: C2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or
pvollman@oaklandnet.com

6. Location: **139 Buckeye Avenue (APN 048B-7125-001-32) (2/17/06)**
Proposal: Addition of a new 60 s.f. second bathroom at southeast corner, and a new bay window projection at the southwest corner, of an existing one-story, 1,691 s.f. single-family residence.
Applicant: Roger Cormier
Contact Person/Phone Number: Roger Comier
(510)428-2248
Owner: Roger Cormier

(continued on page 4)

(continued from page 3)

Case File Number: V06-66
Planning Permits Required: Minor Variance to locate the rear bathroom addition 7' from the rear lot line. (Note: existing building is nonconforming because it is located 11'9" at this area, and the required setback is 20', therefore this addition increases the degree of nonconformity).
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; additions to existing structures.
Historic Status: No historic record
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

7. **Location:** 7026 Devon Way (APN 048H-7617-006-02) (2/21/05)
Proposal: To construct a new 4,382 square-foot single family dwelling.
Owner: Yong Kim
Contact Person /Phone Number: (510)772-3014
Case File Number: DR06-069
Planning Permits Required: Regular Design Review to construct a new 4,382 square-foot single family dwelling on a vacant downhill lot.
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 small structures.
Historic Status: No historic record, vacant lot
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

8. **Location:** 5295 Broadway Terrace (APN 048A-7021-004-04) (1/20/06)
Proposal: 8,497 square foot expansion, including a new exercise area, women's locker room and lounge; and redesign of the swimming pool area, including a new pool and pool house, with landscaping.
Applicant: John Malick Associates Architects
Contact Person/Phone Number: John Grove, Project Architect
(510)595-8042
Owner: Claremont Country Club
Case File Number: CD06-096
Planning Permits Required: Design Review and Minor Conditional Use Permit to expand, including a new exercise area, women's locker room and lounge; and redesign of the swimming pool area, including a new pool and pool house, with landscaping, in an R-30 zone.
General Plan: Urban Open Space
Zoning: R-30 One Family Residential Zone
S-18 Mediated Residential Design Review Combining Zone (not applicable)

(continued on page 5)

(continued from page 4)

Environmental Determination: Exempt, Section 15301- Minor alterations to existing facilities; and Section 15064.5 - Determining the Significance of Impacts on Historical Resources, of the State CEQA Guidelines.
Historic Status: B+ - Major Importance, 1+ - Contributor to an Area of Primary Importance, the Claremont Country Club District
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Joann Pavlinec** at (510) 238-6344 or jpavlinec@oaklandnet.com

9. **Location:** 653-655 65th Street (APN 016-1427-036-00) (11/21/05)
Proposal: Condominium conversion of two units.
Applicants: Richard Morrison & Russell Cohn
Contact /Phone Number: (510) 914-5354
Owner: Toyoko Nakayama
Case File Number: TPM 8850
Planning Permits Required: Tentative Parcel Map for the conversion of two units into condominiums.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Residential Design Review Combining 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: 1
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

10. **Location:** 5882 Vallejo Street (APN 015-1332-024-00) (01/24/06)
Proposal: Condominium conversion of two units
Applicant: John E. Gutierrez
Contact /Phone Number: (510) 647-0600
Owners: Michael William McColl & Katherine Snowden Pollard
Case File Number: TPM 8922
Planning Permits Required: Tentative Parcel Map for the conversion of two units into condominiums
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; Condominium Conversion
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mrivera@oaklandnet.com

11. **Location:** 608-610 61st Street (APN 015-1361-002-07) (02/02/06)
Proposal: To convert an existing two residential building into two condominium units.
Applicant: Josh Gressel/Josie Levine dba Mishkan Properties

(continued on page 6)

(continued from page 5)

Contact Person/Phone Number: (510)685-1722
Owner: Josh Gressel / Josie Levine dba Mishkan Properties
Case File Number: **TPM 8965**
Planning Permits Required: Tentative Parcel Map to create two residential condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Residential Design Review Combining 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: 1
City Council District: 2
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com

12. **Location:** **424 Avon Street (APN 014-1232-006-00) (02/02/06)**
Proposal: To convert an existing four residential building into four condominium units.
Applicant: John E. Gutierrez
Contact Person/Phone Number: (510)647-0600
Owner: Mattew Ranney
Case File Number: **TPM 8968**
Planning Permits Required: Tentative Parcel Map to create four residential condominium units.
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 (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: 1
City Council District: 2
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com

13. **Location:** **329 Henry Street (APN 004-0105-012-00) (02/14/06)**
Proposal: To convert an existing two residential building into two condominium units.
Applicant: Steven Lowenthal /Tuxedo Properties
Contact Person/Phone Number: (650)855-9500
Owner: Steven Lowenthal
Case File Number: **TPM 8979**
Planning Permits Required: Tentative Parcel Map to create two residential condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small lot Residential Zone
Environmental Determination: Exempt, Section 15301 (k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com