

APPLICATIONS ON FILE
March 31, 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:

April 10, 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: Three vacant lots fronting on Westover Drive (one lot abuts Bagshotte Drive) (APNs 048D-7282-060-00; 048D-7282-061-00; 048D-7282-062-04) (8/19/05) |
| | Proposal: To merge three lots and subdivide them into four lots; and create a Shared Access Facility to provide vehicular access to the subject lots. |
| | Owner: Hood Miller Properties Inc. |
| Contact Person /Phone Number: | Kirk Miller (415)567-8885 |
| Case File Number: | CU05-440/TPM 8784 (Corrected Notice) |
| Planning Permits Required: | Tentative Parcel Map to merge three lots and subdivide them into four lots; Minor Conditional Use Permit to construct a Shared Access Facility to provide vehicular access to the subject lots. |
| General Plan: | Hillside Residential |
| Zoning: | R-20 Low Density Residential Zone
R-30 One-Family Residential Zone
S-10 Scenic Route Combining Zone |
| Environmental Determination: | Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions. |
| Historic Status: | No historic record |
| Service Delivery District: | 2 |
| City Council District: | 4 |
| For further information: | Contact case planner Maurice Brenyah-Addow at (510) 238-6342 or mbrenyah@oaklandnet.com |

(continued from page 2)

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
Historic Status: No Historic Record
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or mriviera@oaklandnet.com

5. **Location:** **9836 Kitty Lane (APN 044-5020-022-00) (2/16/06)**
Proposal: To construct a new 60 foot antenna at the roof level of an existing structure.
Applicant: Balco Properties
Contact Person/Phone Number: (510) 763-2911
Owner: Balco Properties
Case File Number: **CD06-063**
Planning Permits Required: Minor Conditional Use Permit and Design Review for micro telecommunications facility in a residential zone.
General Plan: Business Mix I
Zoning: C-36 Gateway Boulevard Service Commercial Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Not a Potential Designated Historic property; Survey rating: F3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

6. **Location:** **Vacant lot approx. 110 feet east of Thorndale Drive (APN 048G-7444-015-00) (02/16/06)**
Proposal: To construct a new single family dwelling on a vacant lot
Owner: Simon Yu
Contact Person /Phone Number: (510)482-8463
Case File Number: **DR06-064**
Planning Permits Required: Design Review to construct a new single family dwelling.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential 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
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

7. **Location:** **3804 Piedmont Avenue (APN 012-0937-019-00) (02/17/06)**
Proposal: To allow a yoga studio (Group Assembly) on the ground floor of an existing commercial space.
Owner: Union Bank of California
Contact Person /Phone Number: Jin sung (510)919-0667
Case File Number: **CD06-065**

(continued on page 4)

(continued from page 3)

Planning Permits Required: Minor Conditional Use Permit to allow group assembly on the ground floor and Design Review for new signage.
General Plan: Neighborhood Center Mixed Use
Zoning: C-31 Special Retail Commercial Zone
S-18 Mediated Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities.
Historic Status: Not a Potential Designated Historic Property; Survey rating: XFc3?
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:** 5142 Clarke Street (APN 014-1227-023-01) (02/28/06)
Proposal: Conversion of existing basement of existing single family dwelling to create (650 sq/ft) secondary unit. Add a second driveway on Redondo Avenue to provide one additional parking space in the rear yard.
Applicant: Stefan Menzi Architect
Contact Person/Phone Number: (510)652-0252
Owner: Claudio Bluer
Case File Number: DV06-090
Planning Permits Required: Minor Variance to allow a second drive way where one driveway per residential lot is allowed and Design Review to convert an existing basement of existing single family dwelling into a secondary residential unit.
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 of the State CEQA Guidelines; Construction of small structures.
Historic Status: No historical record
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

9. **Location:** 2626 E 16th Street (025 -0734-055-00) (3/30/06)
Proposal: To construct a 5' tall fence in the front yard
Applicant: New Hope Covenant Church
Contact Person/Phone Number: New Hope Covenant Church
(510) 533-2077
Owner: New Hope Covenant Church
Case File Number: CU06-120
Planning Permits Required: A Minor Conditional Use Permit to allow a 5' front yard fence height where 3'-6" is permitted
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; alteration to existing facilities
Historic Status: Not a Potential Designated Historic Property; Survey rating: D3
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

10.	Location: 5225 Golden Gate Avenue (APN 048A-7105-017-00) (03/20/06)
	Proposal: To construct a new two-story addition to an existing single-family residence (a total of 1,101 s.f. of added floor area to an existing 3,119 s.f. single-family residence).
	Applicant: Gigi Meyer, Sogno Design Group
	Contact Person/ Gigi Meyer, Sogno Design Group
	Phone Number: (510)526-2720
	Owner: Raja Sekaran and Aarti Kohli
	Case File Number: DV06-123
	Planning Permits Required: Residential Design Review per Section 17.136 for additions and alterations to an existing single-family dwelling, and a Minor Variance to locate a portion of the addition within the minimum front yard setback (Note: Portions of the existing building are nonconforming, located 9'1-1/4" from the front lot line, whereas 20' min. is required, and portions of the addition are proposed to be located on top of existing first-story walls).
	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; 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

11.	Location: 1732 18 th Avenue (APN 020-0211-022-00) (3/22/06)
	Proposal: To subdivide a 7,000 sq. ft. parcel into two Mini-Lots, with one lot containing an existing single-family dwelling and to construct a new single-family dwelling on the other lot.
	Owner: Jing Hua Zhu and Jenny Mao
	Contact Person/Phone Number: Jing Hua Zhu (415) 602-2338
	Case File Number: CD06-131/TPM 8740
	Planning Permits Required: Tentative Tract Map for a 2-lot subdivision, Minor Conditional Use Permit to create a Mini-Lot Development, and Regular Design Review for new residential construction.
	General Plan: Mixed Housing Type Residential
	Zoning: R-36 Small Lot Residential Zone
	Environmental Determination: Exempt; State CEQA Guidelines, Section 15303 Construction of a single-family dwelling
	Historic Status: Not a Potentially Designated Historic Property, Survey Rating D3
	Service Delivery District: 3
	City Council District: 3
	For Further Information: Contact case planner Leigh McCullen at (510) 238-4977 or by email at lmccullen@oaklandnet.com

12.	Location: 434 North Street (APN 016-1401-007-00) (02/21/06)
	Proposal: To create two condominium units.
	Owner: Eli Israel
	Contact Person /Phone Number: (415)302-0829
	Case File Number: TPM 8538
	Planning Permits Required: Tentative Parcel Map to create two condominium units.

(continued on page 6)

(continued from page 5)

General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One Family Residential Zone
S-18 Mediated 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: Potential Designated Historic Property (PDHP); Survey rating: D2+
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

13. **Location:** 317 and 319 Lester Avenue (APN 021-0227-030-00 and 021-0227-031-00)
Proposal: Merge two adjacent parcels under common ownership into one parcel.
Applicant/ William Coburn
Phone Number: (510) 893-8826
Owner: Jay Lakireddy
Case File Number: PMW06-009
Planning Permits Required: Parcel Map Waiver for lot merger.
General Plan: Urban Residential
Zoning: R-60 Medium High Density Residential Zone
S-12 Residential Parking Combining Zone
Environmental Determination: Exempt, Section 15305 of the State CEQA Guidelines; lot merger
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: Dc2+ and D2+
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

14. **Location:** 6125 Ascot Drive (APN: 048D-7254-007-00) (03/10/06)
Proposal: To construct a total of 1,195 s.f. of additions to an existing 2,050 s.f. single-family residence, including a master bedroom, bath and foyer on upper level (695 s.f.), reconfigure garage and add one bedroom and family room on main floor (500 s.f.).
Applicant: Stefan H. Menzi, AIA
Contact Person/ Stefan H. Menzi, AIA
Phone Number: (510)652-0252
Owner: Mala and James Johnson
Case File Number: CDV05-586
Planning Permits Required: Residential Design Review per Section 17.136 to construct additions to an existing dwelling with a Conditional Use Permit per Section 17.134 for the roof height to reach up to 40', and Minor Variances per Section 17.148 to: (a), exceed the 30' maximum building height limit (approx. 39'-9" proposed), and (b), to exceed the maximum 60% ratio of building width to lot width within 20 feet of the front lot line (approx. 81% proposed).
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures.
Historic Status: Not a Potential Designated Historic Property
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

15. **Location:** 6258 Ruthland Road (APN: 048G-7414-008-03) (03/24/06)
(NOTE: This is a new submittal for an addition project that was previously denied. This new submittal includes revisions that reduce the amount of height variance required for the addition).

Proposal: To construct approx. 5,000 s.f. of additions to an existing 2,274 s.f. single-family residence including: expand the main living areas and add a 3-car garage at the west side, and add a master bedroom/bath/exercise wing at the south side.

Applicant: Allan Brochier, The Onyx Group

Contact Person/ Allan Brochier, The Onyx Group

Phone Number: (510)533-6699

Owner: Manford Leonard

Case File Number: DV06-144 (related to DV05-285)

Planning Permits Required: Residential Design Review per Section 17.136 to construct additions to an existing dwelling and Minor Variances to: (a), exceed the 35' maximum building height limit (approx. 39' proposed).

General Plan: Hillside Residential

Zoning: R-30 One-Family Residential Zone, and S-18 Mediated Residential Design Review Combining Zone.

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures.

Historic Status: Not a Potential Designated Historic Property

Service Delivery District: 2

City Council District: 1

For further information: Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com
