

APPLICATIONS ON FILE
April 14, 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 24, 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: Recreation and business center to be located at 209 Wistar Road (044-5067-033-00), 9670 Empire Road (APN 044-5067-034-00), and 9656 Empire Road (APN 044-5067-035-00); Parking lots at 9655 Empire Road (APN 044-5070-007-00) and 9725 Empire Road (APN 044-5070-013-00); (10/12/05) |
| | Proposal: To construct a two-story 13,520 square foot recreation and business center for Paradise Baptist Church. Required parking is being provided off-site through a purchase agreement. (This is a second notice of the same project that was noticed on January 20, 2006 with an added listing of a Conditional Use Permit for allowing two parking lots in a residential zone for an offsite use. The additional addresses and parcel numbers are listed above.) |
| | Applicant: Arthur L. Clark |
| Contact Person/Phone Number: | Arthur L. Clark (510) 832-3022 |
| | Owner: Paradise Baptist Church – Leon McDaniels, Pastor |

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Case File Number: CDV05-518
Planning Permits Required: Minor Conditional Use Permit with regular Design Review for a Community Assembly Use within the R-30 zone. Minor variance for encroachments into the front setback along Wistar Road (20' required setback, 5' proposed setback); encroachment into the rear setback (20' required setback, 17' proposed setback). Minor Conditional Use Permit for two off-street parking lots within a residential zone for an offsite use located at 9655 and 9725 Empire Road.
General Plan: Detached Unit Residential.
Zoning: R-30 One-Family Residential Zone.
Environmental Determination: Exempt, Section 15302 of the State CEQA Guidelines; Replacement or Reconstruction and Section 15301; Existing Facilities.
Historic Status: Not a Potential Designated Historic Property; Survey rating:D3 (209 Wistar Road), F3 (9670 Empire Road), D3 (9656 Empire Road).
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

2. **Location:** 1255 26th Street (APN 005-0439-002) (03/15/06)
Proposal: The proposal is a revision to the existing approved 7 joint live & work spaces to 11 live & work spaces and two commercial spaces only.
Applicant: Noodle Factory CLT Homes/ Drew Bagdasarian
Contact Person/Phone Number: (415)397-4430
Owner: Noodle Factory CLT Homes,LLC
Case File Number: REV06-0010/ CU03-062
Planning Permits Required: Revision to a Minor Conditional Use Permit to create additional four live& work spaces within existing building envelope for a total of 11 live & work quarters and two commercial spaces .
General Plan: Business Mix
Zoning: M-30 General Industrial 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 : D3
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

3. **Location:** Vacant parcel adjacent to and SE of 65 Diablo Drive (APN 048G-7449-011-00) (04/05/06)
Proposal: To construct new single family dwelling (3,839 sq/ft) on a downhill vacant parcel.
Applicant: Richard Janzen
Contact Person/Phone Number: (510)339-7380
Owner: David C Ng
Case File Number: DR06-16
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 15301 of the State CEQA Guidelines; new construction of small structures.

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Historic Status: No historic record - vacant lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at **(510) 238-4790** or jsmadani@oaklandnet.com

4. **Location:** **4184 Piedmont Avenue (APN 012-0991-006-01) (02/07/06)**
 Proposal: Create a new separate tenant space from the rear portion of the existing restaurant for a new ice cream store.
 Applicant: Joaquin Pochat
Contact Person/Phone Number: (415)346-3692
 Owner: Mark Borsuk
 Case File Number: **CD06-053**
Planning Permits Required: Conditional Use Permit for General Food Sales and Design Review for creation of a new store front.
 General Plan: Neighborhood Center Mixed Use
 Zoning: C-31 Special Retail Commercial Zone
 S-18 Mediated Residential Design Review Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities.
 Historic Status: Not a Potentially Designated Historic Property; rating : X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Pete Vollmann** at **(510) 238-6167** or pvollman@oaklandnet.com

5. **Location:** **9836 Kitty Lane (APN 044-5020-022-00) (2/16/06)**
 Proposal: New 60 foot antenna at roof level of an existing structure.
 Applicant: Balco Properties
Contact Person/Phone Number: (510) 763-2911
 Owner: Balco Properties
 Case File Number: **CDV06-063**
Planning Permits Required: Minor Conditional Use Permit and Design Review for micro telecommunications facility in a business mix zone and minor variances for A) a height more than 15 feet over the roof line and B) a set back from building façade of less than 60 feet.
 General Plan: Business Mix
 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:** **3100 High Street (APN 032-2032-159-00) (02/24/06)**
 Proposal: To establish a General Retail Commercial activity of cell phone sales and a General Food Sales activity of restaurant.
 Applicant: Gabriel Ortiz/G.O. Mobile
Contact Person/Phone Number: Gabriel Ortiz
(continued on page 4) **(510) 535-9358**

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Owner: Gabriel Ortiz and Jose Ortiz
Case File Number: CU06-84
Planning Permits Required: Interim Minor Conditional Use Permit to establish a General Retail Commercial activity (cell phone sales) and a General Food Sales activity (restaurant) within an R-50 zone with the General plan of Mixed Housing Type.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential
Environmental Determination: Exempt, Section 15301 and 15303 of the State CEQA Guidelines; Minor alterations of existing structures or facilities and New construction or conversion of small structures.
Historic Status: Not a Potential Designated Historic Property; Survey rating: D3
Service Delivery District: 5
City Council District: 4
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

7. **Location:** 15 Pine Hills Court (APN 048D-7313-001-01) (03/09/06)
Proposal: To construct two story addition (1,672 sq/ft) to the front and side of existing single family dwelling.
Applicant: Studio Urbis/ Renee Chow Architect
Contact Person/Phone Number: (510)883-1967
Owner: Eamonn & Kathleen Dolan
Case File Number: DV06-090/T06-027
Planning Permits Required: Special Residential Design Review to construct two-story addition to an existing single family dwelling ; Minor Variance to allow two story addition within 12'-4" front yard setback where 20' minimum is required.
General Plan: Hillside Residential
Zoning: R-30 One Family Residential Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alterations to 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 **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

8. **Location:** 3362 Wisconsin Street (APN 029-1070-042-02) (3/31/06)
Proposal: To legalize a basement converted to habitable space to be used as a secondary unit.
Applicant: David Huynh
Contact Person/Phone Number: David Huynh
(510) 703-8197
Owner: Paul Dang
Case File Number: VDRC06-117
Planning Permits Required: A Minor Variance for insufficient backing space for the proposed third off-street parking space
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
Historic Status: Not a Potential Designated Historic Property; Survey rating: D3

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Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

9. **Location:** **251 Gravatt Drive (APN 048H-7608-028-03) (3/21/06)**
 Proposal: To legalize 10' high retaining wall located in the rear yard (approximately 300 sq/ft) where maximum 6' height is allowed.
 Applicant: Patrick Kwok
Contact Person/Phone Number: (510)553-1628
 Owner: Patrick Kwok
 Case File Number: **VDRC06-126/ DR04262**
 Planning Permits Required: Minor Variance to allow a 10' height retaining wall in the rear yard where 6' maximum is required.
 General Plan: Hillside Residential
 Zoning: R-30 One-Family Residential Zone
 S-18 Mediated 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 [jmadani@oaklandnet.com](mailto:jsmadani@oaklandnet.com)

10. **Location:** **3320 Wilson Place (APN 028-0911-019-02) (3/31/06)**
 Proposal: To construct a 1,573 sq. ft. 2-story single family dwelling on a 2,028 sq. ft. vacant lot.
 Applicant: Angelou Masters
Contact Person/Phone Number: Angelou Masters
 (510) 455-0876
 Owner: Angelou Masters
 Case File Number: **VDRC06-0127**
 Planning Permits Required: Minor Variances to A) allow a 6' side yard setback where a 4' side yard setback is required and B) to exceed the rear yard coverage limit of 50%.
 General Plan: Mixed Housing Type
 Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
 Historic Status: No historical record – vacant lot
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

11. **Location:** **Uptown Area (generally bounded by San Pablo Avenue to the west, Thomas L. Berkley Way to the north, Telegraph Avenue to the east and 19th Street to the south). (4/7/06)**
 Proposal: Reconfigure approved parking to smaller dimensional standards (consistent with S-12 zoning regulations, and no change to quantity of on-site parking provided).

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Applicant: Forest City Oakland
Contact Person/Phone Number: Susan Smartt, (415) 836-5980
Owner: Oakland Redevelopment Agency
Case File Number: V06-172
Planning Permits Required: Variance to allow reduced parking dimensional standards
General Plan: Central Business District
Zoning: C-51 Central Business Service Commercial Zone
C-55 Central Core Commercial Zone
S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: The EIR for this project was certified on February 18, 2004
Historic Status: No historic record
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Catherine Payne** at (510) 238-6168 or lwarner@oaklandnet.com

12. **Location:** 2207 Damuth Street (APN 029A-1303-042-00) (3/27/06)
Proposal: To convert an existing four residential apartment building into four condominium units
Applicant: John Gutierrez
Contact Person/Phone Number: (510)647-0600
Owner: Ben Koyama
Case File Number: TPM8948
Planning Permits Required: Tentative Parcel Map to create four residential condominium units.
General Plan: Mixed Housing Type
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: 4
City Council District: 4
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

13. **Location:** 3901 Harrison Street (APN 012-0929-013-00) (3/26/06)
Proposal: To create four new condominiums units
Applicant: City Shappers/ Dwane Jensen
Contact Person/Phone Number: (510)836-9300
Owner: Lynden McLaughlan
Case File Number: TPM9041/ DR04-427
Planning Permits Required: Tentative Parcel Map to create four residential condominium units.
General Plan: Mixed Housing Residential Zone
Zoning: R-70 High Density Residential Zone.
S-18 Mediated Residential Design Review Combining units.
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) DC3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

