

APPLICATIONS ON FILE
April 28, 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:

May 8, 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: 750 High Street (APN 034-2290-008-00 & 007-00) (12/06/05)
	Proposal: To make a lot line adjustment and merge a vacated and an existing lot into one parcel
	Applicant: Barbara Armstrong
Contact Person/Phone Number:	Barbara Armstrong (510) 337-1998
	Owner: John Bacon
	Case File Number: PMW05-022
Planning Permits Required:	A Parcel Map Waiver to make a lot line adjustment and to merge a vacated and an existing lot into one parcel.
	General Plan: General Industrial
	Zoning: M-40 Heavy Industrial Zone
Environmental Determination:	Exempt, Section 15305(a) of the State CEQA Guidelines; minor lot line adjustments.
	Historic Status: No historic record
Service Delivery District:	5
City Council District:	5
For further information:	Contact case planner Michael Bradley at (510) 238-6935 or mbradley@oaklandnet.com

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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; minor alterations to an existing structure
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:** 1622 13th Avenue (APN 020-0194-014-03) (1/10/06)
Proposal: To construct six Townhomes that will be 3 stories in height and 7,357 square feet.
Applicant: Dan Ionescu Architects and Planners
Contact Person/Phone Number: Dan Ionescu Architects and Planner
(650) 570-6681
Owner: Foothill Village Townhouses, L.L.C.
Case File Number: DV06-015
Planning Permits Required: Design Review for six townhomes and Minor Variances to (A) allow a 4'6" rear yard setback where 10' minimum is required and (B) for two of the above ground level private open space areas to be located within 5' of an interior side lot line.
General Plan: Community Commercial
Zoning: C-40 Community Thoroughfare Commercial Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; In-Fill Development Projects
Historic Status: Not a Potential Designated Historic Property; Survey rating: F2
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

6. **Location:** 901 Jefferson Street (APN's 002-0025-006 through 010) (4/18/06)
Proposal: Merge 5 parcels into one lot.
Applicant: AF Evans Development
Contact Person/Phone Number: Anye Spivey (510)267-4696
Owner: 901 Jefferson Housing, LLC
Case File Number: PMW06-015
Planning Permits Required: Parcel Map Waiver for a lot merger.
General Plan: Central Business District
Zoning: R-80 Downtown Apartment Residential Zone
S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15305(a) of the State CEQA Guidelines; minor lot line adjustments.
Historic Status: No Historic Record
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

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Case File Number: TPM 8820
Planning Permits Required: Tentative Parcel Map to subdivide one parcel into two.
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: F3
Service Delivery District: 4
City Council District: 6
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

13. **Location:** 3044 Martin Luther King Junior Way (APN 009 -0708-033-00) (02/03/06)
Proposal: Condominium conversion of four residential units.
Applicant: Ken Menasco
Contact /Phone Number: (510) 918-1420
Owner: Ken Menasco
Case File Number: TPM8960
Planning Permits Required: Tentative Parcel Map to convert four residential units to condominiums.
General Plan: Urban 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: Potential Designated Historic Property (PDHP), Survey Rating Cb+2+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or by email at mrivera@oaklandnet.com

14. **Location:** 900 Alice Street (APN: 002 -0073-007-02) (3/7/06)
Proposal: To create 9 commercial condominiums at an existing commercial office building.
Applicant: Mark and Marilyn Chim
Contact Person/Phone Number: Mark and Marilyn Chim (510)832-2130
Owner: Mark and Marilyn Chim
Case File Number: TPM 8978
Planning Permits Required: Tentative Parcel Map to create 9 commercial condominium units.
General Plan: Central Business District
Zoning: R-80 High-Rise Apartment Residential Zone, and S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; existing structures.
Historic Status: Potential Designated Historic Property (PDHP); Survey Rating: C3
Service Delivery District: Metro
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@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.

15.	Location: Longcroft Avenue (located approximately 600 feet north of the intersection of Longcroft Avenue and Ascot Drive; APN 048D-7277-035-00) (5/13/05)
	Proposal: Construct a new single-family dwelling and an attached secondary dwelling unit on an existing vacant lot.
	Applicant/Owner: Alberto Masso
Contact Person/Phone Number:	Alberto Masso (510) 531-6655
Case File Number:	DRC06-109
Planning Permits Required:	Special Residential Design Review (New Construction Checklist) to allow construction of a new residential facility comprised of a one-family dwelling with a secondary unit.
General Plan:	Hillside Residential
Zoning:	R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15268 of the State CEQA Guidelines; ministerial projects
Historic Status:	No historic record
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com
