

APPLICATIONS ON FILE  
May 5, 2006

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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 15, 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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|-----------|---|
| <b>1.</b> | <b>Locations:</b> 0 Virgo Road (APN: 048G-7427-034-00) (03/09/06)<br>0 Virgo Road (APN: 048G-7427-035-00)<br><b>Both properties are vacant and located east at the end of Virgo Rd.</b> |
|           | <b>Proposal:</b> Lot Line Adjustment between two existing vacant parcels.   |
|           | <b>Applicant:</b> Nikko Lindley   |
|           | <b>Contact /Phone Number:</b> (510) 666-0116  |
|           | <b>Owners:</b> Nikko Lindley and Matthew Morin  |
|           | <b>Case File Number:</b> PMW06-007  |
|           | <b>Planning Permits Required:</b> Parcel Map Waiver   |
|           | <b>General Plan:</b> Hillside Residential   |
|           | <b>Zoning:</b> R-30 One Family Residential Zone<br>S-14 Community Restoration Development Combining Zone<br>S-18 Mediated Residential Design Review Combining Zone.                     |
|           | <b>Environmental Determination:</b> Exempt, Section 15315 of the State CEQA Guidelines; Minor Land Divisions  |
|           | <b>Historic Status:</b> No historic record  |
|           | <b>Service Delivery District:</b> 2   |
|           | <b>City Council District:</b> 1   |
|           | <b>For further information:</b> Contact case planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mrivera@oaklandnet.com">mrivera@oaklandnet.com</a>             |

2.                   **Location:** 522 – 532 20<sup>th</sup> Street (APN's 008-0645-006-00; -007-00) (3/30/06)  
                      **Proposal:** Construct a new five story mixed use building with 18 residential units over ground floor commercial. Revision to previously approved application for a new 20 unit building.  
                          **Applicant:** Tony Panteleoni  
**Contact Person/Phone Number:** (415)495-4051  
                          **Owner:** Patrick White  
                          **Case File Number:** REV06-0014 (DR05-190)  
                          **Planning Permits Required:** Regular Design Review  
                          **General Plan:** Central Business District  
                          **Zoning:** C-51 Central Business Service District  
                                  S-17 Downtown Open Space Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects  
                          **Historic Status:** Vacant Lot  
**Service Delivery District:** 1  
                          **City Council District:** 3  
                          **For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3.                   **Location:** 2846 Magnolia Street (APN 005-0457-024-00) (1/27/06)  
                      **Proposal:** To raise existing building by approximately 2'-8"  
                          **Owner:** Gail Bowling  
**Contact Person /Phone Number:** Charles Kellum (510)482-1900  
                          **Case File Number:** DV06-038  
                          **Planning Permits Required:** Design Review for residential alteration; Minor Variance to allow a zero front yard setback for front entry stairs, where 6' minimum is required.  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** R-36 Small Lot Residential  
**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: ED3  
**Service Delivery District:** 1  
                          **City Council District:** 3  
                          **For further information:** Contact case planner **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com

4.                   **Location:** 2173 Trafalgar Place (APN 048C-7192-021-00) (2/21/06)  
                      **Proposal:** To construct a new 2-car garage addition, plus a 688 sf master bedroom suite above it, and a new driveway on a lot with an existing 1,578 sf single-family residence.  
                          **Applicant:** Jeffrey Wood  
**Contact Person/Phone Number:** Jeffrey Wood  
                                  (510)531-1624  
                          **Owner:** Steve and Jeni Paltiel  
                          **Case File Number:** VDRD06-72  
                          **Planning Permits Required:** Special Residential Design Review for additions to an existing single-family residence and Minor Variances to: (a), locate a portion of the addition 5' from the rear lot line where 20' minimum is required and (b), and to locate a portion of the addition 5' from the corner side lot line where 10' is required.  
                          **General Plan:** Hillside Residential

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**Zoning:** R-30 One-Family Residential  
**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

5. **Location:** 5518 San Pablo Avenue (APN 015-1308-016-00) (3/7/06)  
**Proposal:** Demolish the existing one story commercial building and construct a new eight unit residential building with ground floor commercial space.  
**Applicant:** Wallace Whittier  
**Contact Person/Phone Number:** (510)526-5551  
**Owner:** 1532 MLK, LLC  
**Case File Number:** DR06-099  
**Planning Permits Required:** Regular Design Review for new construction.  
**General Plan:** Community Commercial  
**Zoning:** C-35 District Shopping Commercial Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects  
**Historic Status:** Potential Designated Historic Property (PDHP); survey rating: C3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

6. **Location:** 1609 Auseon Avenue (APN 043-4583-012-00) (4/7/06)  
**Proposal:** Legalize a 956 sf, two-story accessory structure which includes habitable space above a detached garage.  
**Applicant:** Jeffery R. Hall  
**Contact Person/Phone Number:** Jeffery R. Hall  
(510) 536-6375  
**Owner:** Jeffery R. Hall  
**Case File Number:** VDRD06-116  
**Planning Permits Required:** A Minor Variance to allow a two story accessory structure with habitable space built within the side and rear setback requirements.  
**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: X  
**Service Delivery District:** 6  
**City Council District:** 7  
**For further information:** Contact case planner **Jose M. Herrera-Preza** at (510) 238-3808 or jherrera@oaklandnet.com

7. **Location:** 447 25<sup>th</sup> Street (APN 008 -0674-034-00) (4/19/06)  
**Proposal:** Convert the existing commercial/ industrial building into four Live/Work units.  
**Applicant:** Merry Berger  
**Contact Person/Phone Number:** (941)809-9995  
**Owner:** Merry Berger

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**Case File Number:** CU06-198  
**Planning Permits Required:** Minor Conditional Use Permit to convert an existing commercial building into Residentially Oriented Joint Living and Working quarters.  
**General Plan:** Community Commercial  
**Zoning:** C-60 City Service Commercial Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing facilities  
**Historic Status:** Potential Designated Historic Property (PDHP); survey rating: B-1+, major importance  
**Service Delivery District:** 2  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

8. **Location:** 4401 Malcolm Avenue (APN 048-6230-010-01) (11/14/05)  
**Proposal:** To construct a small addition to the front dining room and an addition to the rear of the house. The additions are for 290 square feet total.  
**Applicant:** Douglas Marshall  
**Contact Person/Phone Number:** Douglas Marshall  
(510) 377-9065  
**Owner:** Douglas Marshall  
**Case File Number:** VDRD06-210  
**Planning Permits Required:** Minor Variance to allow a 10' front setback along Elvessa Street where 20' is required.  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; New Construction or Conversion of Small Structures  
**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 **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

9. **Location:** 5816-5818 & 5820 - 5826 Ayala Avenue (APN 016 -1384-019-00) (11/10/05)  
**Proposal:** To convert two existing apartment buildings on two separate contiguous lots into condominiums (one duplex and one four plex).  
**Owner:** John K. Wagers  
**Contact Person /Phone Number:** John Gutierrez (510)647-0600  
**Case File Number:** TPM-8833 & TPM-8834  
**Planning Permits Required:** Tentative Parcel Map to convert an existing fourplex into condominiums; and to convert an existing duplex into condominiums.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential  
S-18 Mediated Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions.  
**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 **Maurice Brenyah-Addow** at (510) 238-6342 or mbrenyah@oaklandnet.com



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**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: X  
**Service Delivery District:** 5  
**City Council District:** 6  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or  
mbradley@oaklandnet.com

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