

APPLICATIONS ON FILE
May 19, 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 30, 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: Vacant parcel on the Eastern side of Lochard St north of and adjacent to 11400 Lochard St. (APN 048 -6262-004-03) (9/28/05) |
| | Proposal: The proposal is to construct a single family dwelling on a vacant lot approximately 50' from an existing creek. |
| | Applicant: Ronald Perner |
| Contact Person/Phone Number: | Ronald Perner
(650)692-7600 |
| | Owner: My Lien Lu |
| | Case File Number: CP05-140 |
| | Planning Permits Required: Category III Creek Protection Permit for construction within 100' of an existing creek. |
| | General Plan: Hillside Residential |
| | Zoning: R-10 Estate Residential Zone |
| | Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures. |
| | Historic Status: No historic record, vacant parcel |
| | Service Delivery District: 6 |
| | City Council District: 7 |
| | For further information: Contact case planner Robert D. Merkamp at (510) 238-6283 or rmerkamp@oaklandnet.com |

2. **Location:** 6520 Shepherd Canyon Road (APN 048D-7305-043-03) (7/20/05)
 Proposal: Construct a new 2250 square foot single family dwelling and a new 500 square foot secondary unit.
 Applicant: Anthony Wright
Contact Person/Phone Number: (510)387-0921
 Owner: Ana Jimenez
 Case File Number: CDV05-385
 Planning Permits Required: Regular Design Review for new construction of a single family dwelling, Minor Conditional Use for driveway on Shepherd Canyon Road, and Minor Variance requests to allow a 7'6" side yard setback where 22'3" is required and a 6' rear yard setback where 25' is required.
 General Plan: Hillside Residential
 Zoning: R-20 Low Density Residential Zone
 S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
 Historic Status: Vacant Lot
 Service Delivery District: 2
 City Council District: 4
 For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3. **Location:** 4718 Edgewood Avenue (APN 024 -0554-048-00) (4/17/06)
 Proposal: To re-construct an existing two-story deck and exterior stairs at the rear of an existing single-family residence.
 Applicant: Dean Wheatcraft and Ronald Buchignani
Contact Person/Phone Number: Dean Wheatcraft and Ronald Buchignani
 (510)530-2557
 Owner: Dean Wheatcraft and Ronald Buchignani
 Case File Number: REV06-15 (related to previous Case No. V05-247; however, this new application corrects errors discovered in those setback measurements)
 Planning Permits Required: Minor Variance to reconstruct a nonconforming two-story deck and stairs at the rear of an existing single-family residence in the same location as the existing deck (3'-4" from the east side lot line and 3'-13/16" from the west side lot line, whereas 5' minimum is required on each side).
 General Plan: Detached Unit Residential
 Zoning: R-30 One-Family Residential Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; additions to existing structures.
 Historic Status: Not a Potential Designated Historic Property, Survey rating: X
 Service Delivery District: 3
 City Council District: 5
 For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

4. **Location:** 6429 Brann Street (APN 039-3280-029-00) (2/21/06)
 Proposal: Design review for the conversion of garage into habitable floor area, and a Minor Variance for a 4' encroachment into the side yard set back were a 4' set back is required.
 Applicant: Charles Huddleston
Contact Person/Phone Number: Same as above
 (925) 939-9455
 Owner: Ginger Daniels
 Case File Number: VDRD06-071
 Planning Permits Required: Special Residential Design Review for addition or alteration in the R-50 Zone, and Minor Variance to allow for a 0' side yard set back were a 4' set back is required.
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General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential zoning.
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: X
Service Delivery District: 5
City Council District: 6
For further information: Contact case planner **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

5. **Location:** 131-133 Bayo Vista Avenue (APN 010-0815-002-00) (2/23/06)
Proposal: Construct a fourth floor addition to the existing duplex, which would result in the expansion of the top floor unit.
Applicant: Calvin Gin
Contact Person/Phone Number: (510)710-1261
Owner: Calvin Gin
Case File Number: DR06-078
Planning Permits Required: Regular Design Review
General Plan: Mixed Housing Type
Zoning: R-70 High Density Residential Zone
S-18 Mediated Design Review Zone
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 **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

6. **Location:** Vacant parcel located at West South of Elverton Drive (048G-7446-028-00) (3/29/06)
Proposal: To construct a new single family dwelling (4,160 sq/ft) on a down slope parcel.
Applicant: Moshe Dinar Architect
Contact Person/Phone Number: (510)759-2133
Owner: Noel Yi
Case File Number: CD06-149
Planning Permits Required: Residential Design Review to construct new single family, and Minor Conditional Use Permit to allow 40' building height on a down slope lot with 40% building foot print slope.
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 **Jason Madani** at (510) 238-4790 or jsmadani@oaklandnet.com

7. **Location:** 13180 Clairepointe Way (APN 085-0108-014-00) (4/6/06)
Proposal: Design review for a one story rear addition to a single family dwelling., and a Minor Variance for encroachment into the rear yard set back.
Applicant: Li-Sheng Fu

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Contact Person/Phone Number: Same as above
(510) 656-8287

Owner: Mr. & Mrs. David Hsu

Case File Number: **VDRD06-168**

Planning Permits Required: Special Residential Design Review for addition or alteration in the R-30 Zone, and a Minor Variance for to allow a 34' rear yard set back where 54' is required.

General Plan: Hillside Residential

Zoning: R-30 Single Family Residential zoning.

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: 4

City Council District: 6

For further information: Contact case planner **Moe Hackett** at **(510) 238-3979** or mhackett@oaklandnet.com

8.

Location: **Balsam Way, Lot 26 (APN 048G-7432-012-01) vacant parcel adjacent 7047 Balsam Way (4/11/06)**

Proposal: To construct a new three-story single family dwelling of approximately 3250 square feet.

Applicant: CTS Design Consulting, Inc,

Contact Person/Phone Number: Tim Chu
(925) 935-6557

Owner: Karla Rush

Case File Number: **CD06-176 (DR 04-398)**

Planning Permits Required: Minor Conditional Use permit for a Shared Access Driveway Facility and Residential Design Review in the S-11 Combining Zones

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 Rating; Vacant lot

Service Delivery District: 2

City Council District: 1

For further information: Contact case planner **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

9.

Location: **Balsam Way, Lot 27 (APN 048G-7432-012-02) vacant parcel 45 feet from 7047 Balsam Way (4/11/06)**

Proposal: To construct a new three-story single family dwelling of approximately 3192 square feet.

Applicant: CTS Design Consulting, Inc,

Contact Person/Phone Number: Tim Chu
(925) 935-6557

Owner: James Dailey

Case File Number: **CD06-177 (DR04-399)**

Planning Permits Required: Minor Conditional Use permit for a Shared Access Driveway Facility and Residential Design Review in the S-11 Combining Zones

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

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Historic Status: No Historic Rating; Vacant lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

10. **Location:** **Five lots at the Northeast Corner of East 9th Street and 33rd Avenue (APN 033 - 2199-008-00; -009; -010; -011; -016) (4/13/06)**
Proposal: The proposal is to A) Construct four, three-unit buildings with each building being on a separate lot, B) to merge two of the lots together (with four lots resulting), and C) to create 12 condominium units.
Applicant: Barbara Armstrong
Contact Person/Phone Number: Barbara Armstrong
(510)337-1998
Owner: J & E Enterprises LLC
Case File Number: **CD06-225/TPM9081**
Planning Permits Required: Interim Minor Conditional Use Permit to develop 12 residential units in the M-30 zoning and Housing and Business Mix General Plan designation, Minor Conditional Use Permit to construct a Common Driveway serving all four lots, and a Tentative Parcel Map to A) merge two lots together (resulting in four remaining lots) and B) create 12 condominium units (three units on each of the four lots).
General Plan: Housing and Business Mix
Zoning: M-30 General Industrial Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development.
Historic Status: No historic record, vacant parcels
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

11. **Location:** **Lake Merritt, Lakeshore Avenue at East 18th Street (APN 010 -00764-001-01)**
Proposal: Restoration of the East 18th Street Pier
Applicant: City of Oakland
Contact Person/Phone Number: Lyle Oehler
(510)238-3389
Owner: City of Oakland
Case File Number: **CD06-233/CP06-100**
Planning Permits Required: Minor Conditional Use Permit and Design Review for alterations to existing facilities in Public Open Space and a Category IV Creek Permit for work to be done on an existing Pier in Lake Merritt.
General Plan: Urban Open Space
Zoning: OS(RSP) Open Space Region Seeing Park
S-4 Design Review Combining Zone
Environmental Determination: Environmental clearance under, Addendum for The Oakland Clean Water, Safe Waterfront Parks and Recreation Trust Fund Ballot Measure, dated June 2002. Categorical Exemption under Section 15301 – Existing facilities and Section 15302 – Replacement or Reconstruction, of the 2005 California Environmental Quality Act, CEQA Guidelines.
Historic Status: Designated Historic Property (DHP); Survey rating: A1+
Service Delivery District: 3
City Council District: 3
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

