

**APPLICATIONS ON FILE**  
**June 9, 2006**

**CITY OF OAKLAND**  
**COMMUNITY & ECONOMIC DEVELOPMENT**  
**AGENCY/Zoning Division**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor**  
**Oakland, California 94612-2031**

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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:**

**June 19, 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>Location:</b> Two vacant lots at the intersection of Fruitvale Avenue and Wrenn Street, the lots are on the eastern side of the roadbed located between 4344 Fruitvale Avenue and 2090 Wrenn Street (directly across the street from 2070 Hoover Avenue) (APN's 029A-1311-001-00 & 029A-1311-021-00) (3/26/04) |
|                                     | <b>Proposal:</b> Construction of a shared driveway across two lots and construction of one single family dwelling on the northernmost lot.  |
|                                     | <b>Applicant:</b> Renee Yu  |
| <b>Contact Person/Phone Number:</b> | (510)482-8463   |
|                                     | <b>Owner:</b> Renee Yu  |
| <b>Case File Number:</b>            | <b>CDV04-192</b>  |
| <b>Planning Permits Required:</b>   | Minor Conditional Use Permit to construct a shared driveway across two adjacent lots, Minor Variance to build 20' from the rear lot line where 68' is required, and Design Review for a new single family dwelling.   |
|                                     | <b>General Plan:</b> Hillside Residential   |
|                                     | <b>Zoning:</b> R-30 One Family Residential Zone   |

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**Environmental Determination:** Exempt, Sections 15303 of the State CEQA Guidelines; construction of a new single family dwelling.  
**Historic Status:** No historic record, vacant lots  
**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

2. **Location:** **Melville Drive vacant parcel located 40' north of 6494 Melville Drive (APN 048D-7289-013-01) (8/5/05)**  
**Proposal:** To construct a new single family dwelling of approximately 1856 square feet on substandard sized lot adjacent to an existing creek  
**Applicant:** Rick Dumas  
**Contact Person/Phone Number:** Rick Dumas  
(510) 538-9991  
**Owner:** James Dailey  
**Case File Number:** **DV05-415 (CP04-133)**  
**Planning Permits Required:** Residential Design Review for new construction in the S-10 Scenic Route Combining Zone and Minor Variances to allow construction to encroach in the rear yard setback (20'-0" required, 10'-0" proposed), and to waive the driveway length as measured from the edge of pavement (20'-0" required, 15'-0" proposed); and Creek Protection Permit (Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance ) related to construction activity within 20'-0" of the centerline of the creek  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone  
S-10 Scenic Route Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of minor structures  
**Historic Status:** Not a Potential Designated Historic Property; vacant lot  
**Service Delivery District:** 2  
**City Council District:** 4  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

3. **Location:** **195 98<sup>th</sup> Avenue (APN 044-5020-002-17 & APN 044-5020-002-21) (11/12/05)**  
**Proposal:** To construct 5 canopies for 5 rows of parking spaces to cover a total of 33,696 square feet of parking spaces.  
**Applicant:** Alex Hayworth  
**Contact Person/Phone Number:** Alex Hayworth  
1-800-366-9600  
**Owner:** Parking Company of America Airports, LLC  
**Case File Number:** **DR05-578**  
**Planning Permits Required:** Design Review (DR) for 5 canopies to cover 5 rows of parking in the existing parking lot.  
**General Plan:** Business Mix  
**Zoning:** C-36 Gateway Boulevard Service Commercial Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; Construction and location of limited numbers of new, small facilities, or structures (e) Accessory structures including garages, carports, patios, swimming pools, and fences.  
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**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 **Laura Kaminski** at **(510) 238-6809** or [lkaminski@oaklandnet.com](mailto:lkaminski@oaklandnet.com)

4. **Location:** 1729 11<sup>th</sup> Street (APN 006-0025-038-00) (3/10/06)  
**Proposal:** To raise existing single family house and create new living space at ground level.  
**Owner:** Yamila Salgado  
**Applicant:** Mauro Escobar  
**Contact Person/Phone Number:** (510)444-3545  
**Case File Number:** DR06-106  
**Planning Permits Required:** Design Review to raise existing house and create new living space at ground level.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt 15301; State CEQA Guidelines, minor alterations to existing facilities  
**Historic Status:** Not a Designated Historic Property; survey rating: X  
**Service Delivery District:** 1  
**City Council District:** 3  
**For Further Information:** Contact case planner **Maurice Brenyah-Addow** at **510-238-6342** or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

5. **Location:** Vacant Lot on Crest Avenue (APN 040A-3435-017-01) (3/10/06)  
**Proposal:** To construct a 4,500 sq. ft single family residence  
**Applicant:** Frank Hughes  
**Contact Person/Phone Number:** Frank Hughes  
(510) 827-5333  
**Owner:** Dennis Outland  
**Case File Number:** DRC06-072/CU06-276  
**Planning Permits Required:** A Minor Conditional Use Permit to exceed the required building height by 4' (32' is allowed proposing 36') and Deaign Review for new residential construction.  
**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:** 5  
**City Council District:** 6  
**For further information:** Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or [JHerrera@oaklandnet.com](mailto:JHerrera@oaklandnet.com)

6. **Location:** 3437 Lakeshore Avenue (APN 011-0838-002-00) (05/01/06)  
**Proposal:** To establish a General Food Sales activity of a tea house/restaurant on the ground floor.  
**Applicant:** Tim Haggerty, L' Amyx Tea Bar  
**Contact Person/Phone Number:** Tim Haggerty  
(510) 681-9080  
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**Owner:** Steve Banker  
**Case File Number:** CU06-211  
**Planning Permits Required:** Minor Conditional Use Permit for General Food Sales activity (Tea house/restaurant) on the ground floor within the S-9 zone.  
**General Plan:** Neighborhood Center  
**Zoning:** C-20 Shopping Center Commercial Zone  
S-9 Retail Frontage Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; Minor alterations of existing structures or facilities.  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: Dc2+  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

7. **Location:** 5438 Crittenden Street (APN 035-2368-039-00) (3/14/06)  
**Proposal:** To construct a 1261 sq. ft. first floor addition to a single family home and a 1140 sq. ft. secondary unit at the rear of the lot.  
**Applicant:** Manuel Torres  
**Contact Person/Phone Number:** Manuel Torres  
(510) 652-4433  
**Owner:** Hector Aguilera  
**Case File Number:** CDRC06-215  
**Planning Permits Required:** Minor Conditional Use Permit and Design Review for a Secondary Unit and Design Review to expand the primary dwelling.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-50 Medium Density 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: Ed3  
**Service Delivery District:** 5  
**City Council District:** 6  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or mbradley@oaklandnet.com

8. **Location:** 6001 Telegraph Avenue (APN 015-1382-009-01) (6/1/06)  
**Proposal:** To establish a Medical Sales and Service use in an existing 2-story building  
**Applicant:** Laurence of Oakland, Inc. (dba Laurence Orthopedic)  
**Contact Person/Phone Number:** Pamela Jensen  
925-766-0768  
**Owner:** Target Media Partners  
**Case File Number:** CD06-265  
**Planning Permits Required:** Minor Conditional Use Permit for a Medical Service Commercial use on the ground floor within a C-28 Zoning District and Design Review for signage  
**General Plan:** Urban Residential  
**Zoning:** C-28 Commercial Shopping District  
S-18 Overlay 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 **Scott Miller** at (510) 238-2235 or smiller@oaklandnet.com

9.                   **Location:** 2950 Morgan Avenue (APN 029 -0984-015-00) (5/16/06)  
                      **Proposal:** Condominium Conversion of a 3 unit residential building under construction.  
                      **Applicant:** Glenn Zahler  
**Contact Person/Phone Number:** (510)558-0240  
                      **Owner:** Glenn Zahler  
                      **Case File Number:** TPM-9025  
                      **Planning Permits Required:** Tentative Parcel Map for 3 residential condominiums.  
                      **General Plan:** Detached Unit Residential  
                      **Zoning:** R-40 Garden Apartment Residential Zone  
**Environmental Determination:** Exempt, Sections 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.  
                      **Historic Status:** No historic record, property has a building under construction  
**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

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