

**APPLICATIONS ON FILE**  
**June 30, 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:**

**July 11, 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> 324 Peralta Street (APN 004-0107-013-00) (10/25/05)  |
|                                     | <b>Proposal:</b> Construct a new two story single family dwelling.  |
|                                     | <b>Applicant:</b> Tuong Tran  |
| <b>Contact Person/Phone Number:</b> | (510)568-9665   |
|                                     | <b>Owner:</b> Timmy Hoang   |
|                                     | <b>Case File Number:</b> CD05-537   |
| <b>Planning Permits Required:</b>   | Minor Conditional Use Permit to allow a roof height over 33' where 30' maximum is allowed and Regular Design Review for new construction. |
|                                     | <b>General Plan:</b> Mixed Housing Type Residential   |
|                                     | <b>Zoning:</b> R-36 Small Lot Residential Zone  |
| <b>Environmental Determination:</b> | Exempt, Section 15303 of the State CEQA Guidelines; new small structures  |
|                                     | <b>Historic Status:</b> Vacant Lot  |
| <b>Service Delivery District:</b>   | 1   |
| <b>City Council District:</b>       | 3   |
| <b>For further information:</b>     | Contact case planner <b>Pete Vollmann</b> at (510) 238-6167 or pvollman@oaklandnet.com  |



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**Case File Number:** REV06-007  
**Planning Permits Required:** Residential Design Review per Chapter 17.136 to construct a new single-family residence.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One-Family Residential Zone  
S-14 Community Restoration and Development Combining Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new small structures.  
**Historic Status:** No historic record, vacant lot  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980, or e-mail at [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

5. **Location:** 1835 Irving Avenue (APN 020 -0204-012-00) (6/27/06)  
**Proposal:** To revise an earlier conditional use permit for a secondary unit and design review to allow the raising of a structure to increase the useable floor area.  
**Owner:** Ri Van Tran  
**Contact Person /Phone Number:** Miltiades Mandros (510) 654-3800  
**Case File Number:** REV06-020  
**Planning Permits Required:** Revision to CD04-182  
**General Plan:** Mixed Housing Type  
**Zoning:** R-36 Small Lot 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:** 4  
**City Council District:** 5  
**For further information:** Contact case planner **Eric Angstadt** at (510) 238-6190 or [eangstadt@oaklandnet.com](mailto:eangstadt@oaklandnet.com)

6. **Location:** 323 Florence Avenue (APN 048B-7147-031-00) (4/18/06)  
**Proposal:** To convert an existing family daycare into a Montessori School (Community Education Civic Activity) with 30 children (Ages 0-5).  
**Owner:** Maria Regina Clemente  
**Applicant:** Maria Regina Clemente  
**Contact Person/Phone Number:** (510)655-2740  
**Case File Number:** CU06-196  
**Planning Permits Required:** Minor Conditional Use Permit for a Community Education Civic Activity.  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30, One Family Residential Zone  
S-18 Mediated Design Review Combining Zone.  
**Environmental Determination:** Exempt 15301; State CEQA Guidelines, minor alterations to existing facilities.  
**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 by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

7.                   **Location:** 551 Montclair Avenue (APN 023-0468-011-00) (5/30/06)  
                      **Proposal:** To allow existing non-habitable space to be converted into habitable space in the side yard setback  
                      **Applicant:** Daniel Rael  
**Contact Person/Phone Number:** Daniel Rael (415) 595-6914  
                      **Owner:** Daniel Rael  
                      **Case File Number:** VDRD06-262  
                      **Planning Permits Required:** Special Design Review and a Minor Variance to allow habitable space in the side yard setback. A Minor Variance is required to allow living space to be located 4'6" from the side property line where 5' is required.  
                      **General Plan:** Detached Unit Residential  
                      **Zoning:** R-30 One Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines  
                      **Historic Status:** Potential Designated Historic Property (PDHP), Secondary Importance or Superior Example; Survey Rating: C3  
                      **Service Delivery District:** 3  
                      **City Council District:** 2  
                      **For Further Information:** Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or by email: [skwon@oaklandnet.com](mailto:skwon@oaklandnet.com)

8.                   **Location:** 838 59<sup>th</sup> Street (APN 015-1353-014-03) (6/16/06)  
                      **Proposal:** Legalize a lot created without street frontage.  
                      **Applicant:** Kate Simonen  
**Contact Person/Phone Number:** (415)641-1421  
                      **Owner:** Leslie Speer & Adam Richardson  
                      **Case File Number:** V06-301  
                      **Planning Permits Required:** Minor Variance to legalize a lot created without street frontage.  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-40 Garden Apartment Residential Zone  
                              S-18 Mediated Design review Zone  
**Environmental Determination:** Exempt, Section 15305 of the State CEQA Guidelines  
                      **Historic Status:** Not a historic property  
                      **Service Delivery District:** 2  
                      **City Council District:** 1  
                      **For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)

9.                   **Location:** 2644 23<sup>rd</sup> Avenue (APN 026-0776-008-00) (8/10/05)  
                      **Proposal:** Construction of a new two story single family dwelling on a lot with an existing two story single family dwelling, and the mini-lot subdivision of that lot into two.  
                      **Applicant:** Ricardo Royo  
**Contact Person/Phone Number:** Same  
                              (415) 674-1473  
                      **Owner:** Thip Tran  
                      **Case File Number:** TPM-8737/CD04-524  
                      **Planning Permits Required:** Tentative Parcel Map for the creation of 2 mini-lots, and a Conditional Use Permit for the subdivision of a lot with an existing structure.  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15303 & 15315 of the State CEQA Guidelines; new construction or conversion of small structures, and minor land divisions  
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**Historic Status:** Not a Potential Designated Historic Property, Secondary Importance or Superior Example; Survey Rating: Fd3  
**Service Delivery District:** 2  
**City Council District:** 3  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3973 or mhackett@oaklandnet.com

**10.** **Location:** 1782 8<sup>th</sup> Street (APN 006-0035-053-00) (5/12/06)  
**Proposal:** Condominium conversion of four units.  
**Applicant:** Biren Talati  
**Contact Person/Phone Number:** (650)799-4447  
**Owner:** Sandalstone Group, LLC  
**Case File Number:** TPM-8857  
**Planning Permits Required:** Tentative Parcel Map for condominiums.  
**General Plan:** Mixed Housing Type  
**Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Sections 15301(k) of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership.  
**Historic Status:** Designated Historic Property (DHP); rating: B-a1+  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

**11.** **Location:** 176 11<sup>th</sup> Street, 198 11<sup>th</sup> Street, 1100 Jackson Street  
(APN: 002 -0081-002-00, 002 -0081-007-00; and 002 -0081-008-00)  
**Proposal:** Merger of 3 parcels and creation of a one lot vesting subdivision for condominium purposes (291 units) on a 28,942 sq. ft. parcel. Variance for the omission of one loading berth. *Approval of the planning entitlements for the units (Case File No: CMDV05-487) was approved by the Planning Commission on December 7, 2005.*  
**Applicant:** Mary Grace Houlihan  
**Contact Person/Phone Number:** Dean Mills / (415) 221-2534  
**Owner:** Western Pacific Housing, Inc., A Delaware Corporation  
**Case File Number:** TPM-8873/V06-247  
**Planning Permits Required:** Vesting Tentative Parcel Map and Variance for the omission of a required loading dock.  
**General Plan:** Central Business District  
**Zoning:** S-2 Civic Center Zone  
S-4 Design Review Combining Zone  
S-17 Downtown Residential Open Space Combining Zone  
**Environmental Determination:** Infill Exemption; CEQA Guidelines Section 15332  
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**Historic Status:** The structure at 1110 Jackson Street is a Potentially Designated Historic Property (PDHP); Survey rating: C3. The project abuts 2 buildings in the R. J. Pavert Apartment Historic District. The building at 168 11th Street is a Designated Historical Property (DHP) with a survey rating of rating of B+a3. The structures at 150 11th Street and 1151 Madison Street are PDHP's with ratings of Dc2+ and C2+. The project is diagonally across 12th Street from the Main Post Office and Custom House Building. This building is a City Landmark with the Oakland Cultural Heritage Survey (OCHS). It is rated A3 and is a DHP of the highest importance. It is also listed on the National Register of Historical Places.

**Service Delivery District:** Downtown Metro  
**City Council District:** 2  
**For further information:** Contact case planner **Heather Klein** at 510 238-3659 or by e-mail at [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com).

12. **Location:** 2522-24 Ivy Drive (APN 022-0340-020-00) (4/21/06)  
**Proposal:** Condominium conversion of 2 units.  
**Applicant:** Jon C. Merkle and Margo Meierbachtol  
**Contact Person/Phone Number:** (510) 763-1864  
**Owner:** same  
**Case File Number:** TPM-9031  
**Planning Permits Required:** Tentative Parcel Map for the conversion of 2 rental units into condominiums  
**General Plan:** Urban Residential  
**Zoning:** R-70 High Density Residential Zone  
**Environmental Determination:** Exempt, Sections 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: D2+  
**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Moe Hackett** at (510) 238-3979 or [mhackett@oaklandnet.com](mailto:mhackett@oaklandnet.com)

13. **Location:** 526 through 528 – 66<sup>th</sup> Street (APN: 016-1422-009-00) (5/05/06)  
**Proposal:** To subdivide one lot with two existing detached residential structures into two lots so that each lot has one structure.  
**Owner:** Brian Olsen  
**Applicant:** Brian Olsen  
**Contact Person/Phone Number:** (510)843-3222  
**Case File Number:** TPM-9089/CU06-224  
**Planning Permits Required:** Tentative Parcel Map to subdivide one lot into two, and Minor Conditional Use Permit to allow subdivision of one lot with two existing detached residential structures, served by one existing driveway.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential Zone  
S-18 Mediated Design Review Combining Zone  
**Environmental Determination:** Exempt 15301; State CEQA Guidelines, minor alterations to existing facilities.  
**Historic Status:** Potential Designated Historic Property (PDHP); survey rating: C3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For Further Information:** Contact case planner **Maurice Brenyah-Addow** at 510-238-6342 or by email: [mbrenyah@oaklandnet.com](mailto:mbrenyah@oaklandnet.com)

<b>14.</b>	<b>Location:</b> Vacant Lot on Grass Valley Road (APN 048-6331-002-01) (6/06/06)
	<b>Proposal:</b> To construct a 5,540 sq./ft. single family residence on a 27, 973 sq./ft. lot.
	<b>Applicant:</b> Maurice Dawson
<b>Contact Person/Phone Number:</b>	Maurice Dawson (510) 351-2161
	<b>Owner:</b> Kevin & Lenora Taylor
	<b>Case File Number:</b> VDRC06-277
<b>Planning Permits Required:</b>	Minor Variance to allow a second curb cut on one lot.
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One Family Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey rating: X
<b>Service Delivery District:</b>	6
<b>City Council District:</b>	7
<b>For further information:</b>	Contact case planner <b>Jose M. Herrera-Preza</b> at (510) 238-3808 or <a href="mailto:jherrera@oaklandnet.com">jherrera@oaklandnet.com</a>

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