

**APPLICATIONS ON FILE**  
**July 14, 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 24, 2006**

**In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.**

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will 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.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the Community and Economic Development Agency, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

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.



(continued from page 2)

**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-36 Small Lot Residential Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions  
**Historic Status:** Not a Potential Designated Historic Property; survey rating: D3  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

4. **Location:** 4215 Piedmont Avenue (APN 013 -1117-011-00) (5/12/06)  
**Proposal:** To remodel and alter existing ground floor commercial dental office  
**Applicant:** CTS Design & Consulting, Inc.  
**Contact Person/Phone Number:** Tim Chu  
(925)-935-6557  
**Owner:** Dennis Prat  
**Case File Number:** CD06-238  
**Planning Permits Required:** Conditional Use Permit to allow expansion of ground floor medical service activity in the C-31 zone and Regular Design Review for exterior alterations in the C-31 zone  
**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** C-31 Special Retail Commercial Zone  
S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; 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 **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

5. **Location:** 434-436 42<sup>nd</sup> Street (APN 013 -1097-009-00) (5/17/06)  
**Proposal:** To add approximately 403 s.f. of habitable space to an existing 2,252 (total) s.f. duplex by excavating 1' down to render ground floor space habitable. Includes removal of an existing rear porch and construction of a new deck at the rear, and misc. interior remodels. (Note: No change to existing building footprint).  
**Applicant:** Ann Maria Celona  
**Contact Person/Phone Number:** Ann Maria Celona  
(510)420-1128  
**Owner:** Keith Slibsager  
**Case File Number:** VDRC06-241  
**Planning Permits Required:** Special Residential Design Review per Chapter 17.146 for additions to an existing two-family residence, and a Minor Variance to located new floor area (by excavating at the basement level) within the minimum side yard setback (3'-8" to 4' existing/proposed, whereas 5' is required).  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-35 Special One-Family Residential Zone  
S-18 Mediated Residential Design Review Combining Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; existing structures.  
**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 **Ann Clevenger** at (510) 238-6980, or e-mail at aclevenger@oaklandnet.com



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**Planning Permits Required:** A Minor Interim Conditional Use Permit and Design Review is required to create a new mixed use building including 27 residential units above ground level commercial space in the C-40/S-17 Zones and Central Business District General Plan Land Use Area. *(Note: The proposed density exceeds the permitted density for the zone, but is permitted by the General Plan; therefore an Interim CUP is required).*

**General Plan:** Central Business District

**Zoning:** C-40 Community Thoroughfare Commercial Zone  
S-17 Downtown Residential Open Space Combining Zone.

**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; infill development projects.

**Historic Status:** No historic record, vacant lot

**Service Delivery District:** Metro

**City Council District:** 2

**For further information:** Contact case planner **Ann Clevenger** at **(510) 238-6980**, or e-mail at [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

9. **Location:** 6525 Shattuck Avenue (APN 016 -1428-011-01) (6/19/06)

**Proposal:** To construct a new mixed use building with 2 commercial spaces at the ground level and 12 residential units above.

**Applicant:** Boostani-Glaudemans Architects

**Contact Person/Phone Number:** Stephen Glaudemans, Boostani-Glaudemans Architects  
(510)520-1988

**Owner:** Shattuck Muse , LLC

**Case File Number:** CD06-308

**Planning Permits Required:** Residential Design Review per Chapter 17.136 to construct a new mixed-use building, and an Interim Conditional Use Permit (CUP) to construct a minimum of 12 and a maximum of 15 residential units (the plans show 12 units, but the final number may be up to 15 within the same building envelope, depending on structural engineering and other factors) in the C-10 Zone and Neighborhood Center Mixed Use General Plan Area (the proposed density exceeds the conditionally permitted Zone Density of 7 units but up to 40 units are permitted by the General Plan; therefore an Interim CUP is required).

**General Plan:** Neighborhood Center Mixed Use

**Zoning:** C-10 Local Retail Commercial Zone\*  
*\*(Note: The C-10 Zone has a residential equivalent zone of R-50 Medium Density Residential Zone).*

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new small structures.

**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 **Ann Clevenger** at **(510) 238-6980**, or e-mail at [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

*NOTE: Plans have also been posted for viewing at the project site.*

**10.**                    **Location:** West side of Bancroft Avenue occupying the entire block between 75<sup>th</sup> and 76<sup>th</sup> Avenue (APN 040 -3337-001-02; -002-02; -003-02; -004-01; -005-01; -006-02; -007-01; -008-01) (7/10/06) (Please note that the first 4 APN's have been approved to merge together by the City of Oakland in 2004 through PMW04-013 but no new APN has of yet been issued by the County Assessor's Office.)

**Proposal:** Construction of nine condominium units on a vacant lot.

**Applicant:** Bancroft Row, LLC

**Contact Person/Phone Number:** Korin Crawford  
(650)823-2302

**Owner:** Bancroft Row, LLC

**Case File Number:** DV06-348/TPM-9227

**Planning Permits Required:** Regular Design Review for nine residential units, a Minor Variance to allow a structure to be constructed 2' from the front property line where 10' is required, and a Tentative parcel Map to merge five lots into one and create nine condominium units.

**General Plan:** Mixed Housing Type

**Zoning:** R-70 High Density Residential Zone

**Environmental Determination:** Exempt, Sections 15332 of the State CEQA Guidelines; in-fill development.

**Historic Status:** No historic record, vacant lot

**Service Delivery District:** 5

**City Council District:** 6

**For further information:** Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

**11.**                    **Location:** 472 41<sup>st</sup> Street (APN 012-1010-044-00) (12/30/05)

**Proposal:** Condominium conversion of four residential units.

**Applicant:** Andrea Park

**Contact /Phone Number:** (415) 509-4497

**Owner:** Andrea Park

**Case File Number:** TPM-8848

**Planning Permits Required:** Tentative Parcel Map to convert four residential units to condominiums.

**General Plan:** Mixed Housing Type.

**Zoning:** R-70 High 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, Survey Rating: Dc3

**Service Delivery District:** 2

**City Council District:** 1

**For further information:** Contact case planner **Mike Rivera** at (510) 238-6417 or by email at mrivera@oaklandnet.com

**12.**                    **Location:** 3256 Helen Street (APN 007-0595-031-01) (6/19/06)

**Proposal:** Condominium conversion of two units.

**Applicant:** Dogtown Development

**Contact Person/Phone Number:** (510)428-1714

**Owner:** Dogtown Development

**Case File Number:** TPM-9060

**Planning Permits Required:** Tentative Parcel Map for condominiums.

**General Plan:** Mixed Housing Type

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**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:** Potential Designated Historic Property (PDHP); rating: Dc2+  
**Service Delivery District:** 1  
**City Council District:** 3  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

13. **Location:** 5600 Lowell Street (APN 015-1287-009-00) (7/5/06)  
**Proposal:** New Condominium of five new units.  
**Applicant:** Jean Eason  
**Contact Person/Phone Number:** (510)830-5471  
**Owner:** Jean Eason  
**Case File Number:** TPM-9176  
**Planning Permits Required:** Tentative Parcel Map for condominiums.  
**General Plan:** Housing and Business Mix  
**Zoning:** R-40 Garden Apartment Residential Zone  
S-18 Mediated Residential Design review Combining Zone  
**Environmental Determination:** Exempt, Sections 15301(k) & 15303 of the State CEQA Guidelines; division of multiple family dwellings into common-interest ownership and new small structures.  
**Historic Status:** No historic record, vacant lot  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

14. **Location:** 1695 15<sup>th</sup> Street (APN 007-0552-011-03) (7/3/06)  
**Proposal:** Condominium Conversion of 18 commercial live/work units.  
**Applicant:** Luk & Associates  
**Contact Person/Phone Number:** (510)724-3388  
**Owner:** Willow Court Lofts, LP  
**Case File Number:** TPM-9211  
**Planning Permits Required:** Tentative Parcel Map for commercial condominiums.  
**General Plan:** Mixed Housing Type Residential  
**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:** Not a Potentially Designated Historic Property; rating: \*3  
**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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