

APPLICATIONS ON FILE
July 28, 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:

August 7, 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.

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Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating:D3
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Laura Kaminski** at **(510) 238-6809** or lkaminski@oaklandnet.com

4. **Location:** Vacant lot east of 1021 and west of 1035 Rispin Drive (APN: 048H-7655-008-00) (4/27/06)
Proposal: To construct a new single family dwelling.
Owner: Harry Lim
Applicant: Reuel Smith
Contact Person/Phone Number: (510)787-0346
Case File Number: DR06-207
Planning Permits Required: Regular Design Review for a new 3,754 square-foot single family dwelling.
General Plan: Detached Unit Residential
Zoning: R-30, One Family Residential Zone & S-18 Mediated Design Review Combining Zone.
Environmental Determination: Exempt 15303; State CEQA Guidelines, new construction of small structures.
Historic Status: Not a Designated Historic Property (PDHP); survey rating: N/A
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

5. **Location:** 3919 Angelo Avenue (APN 032-2031-110-00) (5/04/06)
Proposal: To construct a 1,850 sq. ft. 2-story single family dwelling with an attached 649 sq. ft. secondary unit on a 2,875 sq. ft. vacant lot.
Applicant: Raymond Yu / Chris McMahon – Architect
Contact Person/Phone Number: Raymond Yu
(510) 530-2109
Owner: Raymond Yu
Case File Number: VDRC06-221
Planning Permits Required: Minor Variance to allow a 3'-0" side yard setback where a 4'-0" side yard setback is required. Minor Variance for exceeding the front yard openness requirement.
General Plan: Mixed Housing Type
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 (PDHP); Survey rating: X
Service Delivery District: 4
City Council District: IV
For further information: Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

6. **Location:** 418 38th Avenue (APN 012 -0977-019-00)
Proposal: To convert an existing single family dwelling into a duplex and construct a new rear dwelling for a total of 3 dwelling units on a single lot
Applicant: Stefan Menzi
Contact Person/Phone Number: Stefan Menzi
(510) 652-0252

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Owner: Brian Nelson
Case File Number: DV06-242
Planning Permits Required: Minor Variance to allow a 21 foot maneuvering aisle consistent with S-12 zone parking requirements and Regular Residential Design Review involving three or more dwelling units
General Plan: Mixed Housing Type Residential
Zoning: R-70 High Density Residential Zone, S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
Historic Status: Not a Potential Designated Historic Property (NHP); Survey rating =XC3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

7. **Location:** 1764 10th Street (APN 006 -0031-034-00)
Proposal: To raise an existing single family dwelling 3'-0" to create habitable space in the basement
Applicant: Donald Fortescue & Sandra Kelch
Contact Person/Phone Number: Donald Fortescue
(510) 693-8594
Owner: Donald Fortescue & Sandra Kelch
Case File Number: DV06-279
Planning Permits Required: Residential Design Review for additions and alterations in the R-36 zone and Minor Variances to allow raised construction to encroach in the existing non-conforming sideyard setbacks (3'-0" minimum, 0'-0" proposed) and to allow raised stairs to encroach in the existing non-conforming front yard setback.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; infill development
Historic Status: Potential Designated Historic Property; survey rating: C1+
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

8. **Location:** 2270 Pelham Place (APN: 048H-7283-007-00) (06-08-06)
Proposal: To construct a new front entry portico, a new rear upper story balcony and a new attached one-car carport. The proposal includes the conversion of the existing two-car carport to a two-car garage, the floor expansion and design alterations of the existing lower and upper rear decks, the replacement of the building siding from wood to stucco, the replacement of the building roof material from wood shingles to tiles and the alteration of the interior floors of the existing single-family dwelling.
Applicant: Kristen Sidell, Magnet Architecture & Design
Contact /Phone Number: (510) 847-5066
Owners: Mike and Carolyn Mihall
Case File Number: DV06-318

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Planning Permits Required: 1) Regular Design Review for new residential additions and alterations to an existing single-family dwelling in the S-10 Combining Zone; and 2) Minor Variance to reduce the side yard setback where 15 feet is required and 5 feet is proposed for the new attached carport located to the northeast of the residence.

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: Not a Potential Designated Historic Property, Survey Rating: X

Service Delivery District: 2

City Council District: 4

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

9. **Location:** 9400 C St (APN 044 -4982-029-00) (6/28/06)

Proposal: To rebuild a single family house that has a legal non-conforming side yard setback encroachment. The house was approved for a rear yard addition (under case# DRD04-359) but upon construction all exterior walls were removed from the main house due to poor condition.

Applicant: Jose Saucedo

Contact Person/Phone Number: Jose Saucedo
(510)502-5519

Owner: Salvador Ortega

Case File Number: V06-328

Planning Permits Required: Minor Variance to allow the reconstruction of legal non-conforming exterior walls 1.16' from the side property line where 5' minimum is required.

General Plan: Mixed Housing Type

Zoning: R-30 One-Family Residential Zone

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; exterior alterations to an existing facility

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 **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

10. **Location:** 2015 Arrowhead Drive (APN: 048E-7325-072-02) (03/21/06)

Proposal: To construct a residential elevator, a front walkway ramp and an entry to an existing single-family dwelling.

Applicant: Darrell Caraway, Lorick Design & Construction

Contact /Phone Number: (510) 336-2507

Owners: Herman & Ann Gilbert

Case File Number: CDV06-354

Planning Permits Required: 1) Minor Conditional Use Permit to construct a new elevator where 12 feet high is the maximum allowed above the prescribed residence height and 17 feet high is proposed; 2) Regular Design Review for the construction to a new walkway ramp and entry; and 3) A Minor Variance to reduce the side yard setback where 5 feet is required and 1 foot is proposed for the new elevator.

General Plan: Hillside Residential

Zoning: R-30 One Family Residential Zone; S-11 Site Development and Design Review Combining Zone.

Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Alterations

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Historic Status: Not a Potential Designated Historic Property, Survey Rating: X
Service Delivery District: 2
City Council District: 4
For further information: Contact case planner **Mike Rivera** at (510) 238-6417 or by email at mriviera@oaklandnet.com

11. **Location:** 2230 E 21st Street (APN 021-0291-011-00)
Proposal: A subdivision of 1 lot to create 2 residential condominium units for a new residential duplex.
Applicant: Jose C. Robles
Contact Person/Phone Number: Jose C. Robles
(510) 213-3473
Owner: Donne Eglin
Case File Number: TPM-8661
Planning Permits Required: Tentative Parcel Map to create 2 condominium units.
General Plan: Mixed Housing Type
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of multi-family dwelling into common-interest ownership and 15315 minor land division.
Historic Status: Not a Potential Designated Historic Property (PDHP); Survey rating: Vacant
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com.

12. **Location:** 4329 Rilea Way (APN 040 -3457-051-00) (6/20/06)
Proposal: Condominium conversion of four units.
Applicant: Barbara Armstrong
Contact Person/Phone Number: (510)337-1998
Owner: Reynard Campbell
Case File Number: TPM-9079
Planning Permits Required: Tentative Parcel Map for condominiums.
General Plan: Detached Unit Residential
Zoning: R-50 Medium 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: Not a Potential Designated Historic Property; Survey rating: F3
Service Delivery District: 4
City Council District: 6
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

13. **Location:** 4319 Rilea Way (APN 040 -3457-048-00) (6/20/06)
Proposal: Condominium conversion of four units.
Applicant: Barbara Armstrong
Contact Person/Phone Number: (510)337-1998
Owner: Reynard Campbell
Case File Number: TPM-9080
Planning Permits Required: Tentative Parcel Map for condominiums.

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General Plan: Detached Unit Residential
Zoning: R-50 Medium 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: Not a Potential Designated Historic Property; Survey rating: F3
Service Delivery District: 4
City Council District: 6
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

14. **Location:** 1610 Harrison St (APN 008 -0626-032-01) (7/21/06)
Proposal: To create a 35 unit condominium building (the design portion of the project was recently noticed).
Applicant: Van Meter, Williams, Pollack, LLP
Contact Person/Phone Number: (415)242-7888
Owner: Crescendo, LLC & Rex Commons Inc.
Case File Number: TPM-9162 (related to recently noticed DR06-338)
Planning Permits Required: Tentative Parcel map to create 35 condominium units.
General Plan: Central Business District
Zoning: C-55 Central Core Commercial Zone
S-17 Downtown Residential Open Space Combining Zone
Environmental Determination: Exempt, Section 15332 of the State CEQA Guidelines; in-fill development
Historic Status: Not a Potential Designated Historic Property; Survey Rating: *3
Service Delivery District: Metro
City Council District: 3
For Further Information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or by email: rmerkamp@oaklandnet.com
