

APPLICATIONS ON FILE
August 4, 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 14, 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 ó 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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and 11280 Lochard Street (APN 048-6262-017-00, 048-6262-016-00)

portions of retaining walls located to the rear of two single-family dwellings to be approximately 8 feet tall

Applicant: Doug Marshall
(510) 377-9065

Owner: Doug and Henry Marshall

Case File Number: REV06-023 / revision of VDRC04-260 and VDRC04-261

Planning Permits Required: Revision to existing approved variance to permitted retaining walls over 6 feet in height.

General Plan: Hillside Residential

Zoning: R-10 Estate Residential Zone

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; construction of a single-family dwelling in a residential zone

Historic Status: Vacant Parcelô No Historic Rating

Service Delivery District: 6

City Council District: 7

For further information: Contact case planner Leigh McCullen at (510) 238-4977 or lmccullen@oaklandnet.com

2. **Project Name:** Kaiser Permanente OMC Master Plan Phase 1

Location: 3701, 3735, 3741, 3781 & 3785 Broadway (APNs: 012 -0980-012-00, 012 -0980-011-00, 012 -0980-010-01, 012 -0980-009-00, 012 -0980-008-00, 012 -0980-007-00, 012 -0980-025-01) Generally the western side of the 3700 block of Broadway between West MacArthur Boulevard and 38th Street, plus two extensions of these properties through the mid-block to Manila Avenue

Proposal: Kaiser OMCóGlen Echo Creek Project

Applicant: Kaiser Foundation Health Plan, Gary Bankhead, Project Manager

Contact Person/Phone Number: Lee Miles
(415)962-8458

Owner: Kaiser Foundation Health Plan

Case File Number: CP 06-105 (ER05-0004/GP06-136/RZ06-137/PUDF06-139)

Planning Permits Required: Creek Protection Permit (CPP) (Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance) related to construction activity and creek restoration of a portion of Glen Echo Creek

General Plan: Community Commercial and Mixed Housing Type Residential

Zoning: C-40/S-18 (Community Thoroughfare Commercial/Mediated Residential Design Review Combining Zone), and R-70/S-18 (High Density Residential/Mediated Residential Design Review Combining Zone)

Environmental Determination: A Draft EIR was released on March 2, 2006 and the public comment period ended April 17, 2006. The Final EIR was released May 26, 2006. The EIR was certified by the Oakland Planning Commission on June 6, 2006

Historic Status: No historic structures

Service Delivery District: 2

City Council District: 1

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

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h Street (APN 008-0645-035-00)

te two business ID signs on the building smokestack.

Applicant: Erin Beales
Contact Person/Phone Number: Erin Beales
(510)915-2565
Owner: Erin Beales
Case File Number: DV06-130
Planning Permits Required: Minor variance for sign area and height and design review.
General Plan: Central Business District
Zoning: C-51 Central Business Service
Environmental Determination: Exempt, Sections 15301, 15331 and 15064.5(b)(1) and (2) of the State CEQA Guidelines; minor alterations to existing facilities; historical resource restoration/rehabilitation, and determining the significance of impacts on historical resources
Historic Status: Designated Historic Property, rated 6B6 Major Importance; Contributor to an Area of Secondary Importance
Service Delivery District: Downtown Metro
City Council District: 3
For further information: Contact case planner **Joann Pavlinec** at (510) 238-6344 or jpavlinec@oaklandnet.com

4.

Location: 920 Wawona Avenue (APN 011-0877-019-00) (05/30/06)

Proposal: To construct several small additions. One of the additions is expanding the kitchen in the rear of the house into the porch area under an existing bedroom. Another addition is to the family room and a greenhouse seating area is being added. A bedroom addition is also being added on the second floor above the family room towards the right front of the house. The additions are for 467 square feet total.

Applicant: Michael McKay, McKay Architecture

Contact Person/Phone Number: Michael McKay
(510) 527-5998

Owner: Jeff and Jill Basch

Case File Number: VDRD06-210

Planning Permits Required: Minor Variance for encroachment into the side setback along the access easement on the north side of the property (5 foot required setback, 18 inch proposed setback for a corner of the kitchen. A total of 11.32 square feet of the addition is proposed within the side setback underneath the existing second floor bedroom).

General Plan: Detached Unit Residential

Zoning: R-30 One-Family Residential 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: D2+

Service Delivery District: 3

City Council District: 2

For further information: Contact case planner **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

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12th Street (APN 033-2158-017-02) (5/25/06)

Construct an addition to a third floor penthouse and remodel the existing portion of the penthouse. The addition will add 790 square feet.

Applicant: Robert Hernandez
Contact Person/Phone Number: Robert Hernandez
 (415) 384-0652
Owner: Fruitvale Tower L.P.
Case File Number: DR06-256
Planning Permits Required: Design Review for an addition to a third story penthouse.
General Plan: Neighborhood Center
Zoning: S-15 Transit Oriented Development Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; Minor alteration of existing structures or facilities.
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 **Laura Kaminski** at (510) 238-6809 or lkaminski@oaklandnet.com

6. Location: 549-553 45th Street (APN 013-1094-049-01) (06/06/06)

Proposal: To split one lot into two between two existing buildings.

Applicant: Francine Anthony
Contact Person/Phone Number: Francine Anthony
 (510) 834-2300

Owner: Francine Anthony

Case File Number: CU06-278, TPM9050

Planning Permits Required: Minor Conditional Use Permit to split a lot between two existing buildings; Tentative Parcel Map to subdivide one lot into two.

General Plan: Urban Residential

Zoning: R-50 Medium Density Residential Zone

Environmental Determination: S-18 Mediated Residential Design Review Combining Zone
 Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions

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 **Jill Pirog** at (510) 495-5224 or jpirog@pacificmunicipal.com

7. Location: 2712 Adeline Street & 1121 28th Street (APN's 005-0447-027-02 & 004-01) (6/19/06)

Proposal: To establish two new public charter schools within the two existing buildings. The Schools will serve 100 High School Students at one site and 100 Middle School Students at the other site.

Applicant: Camron Gorguinpour/ Space Science Outreach and Research

Owner: Hari Boukis

Case File Number: CU06-305

Planning Permits Required: Conditional Use Permit to establish a community education activity

General Plan: Mixed Housing Type Residential

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Medium Density Residential Zone

Light Industrial Zone

Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; conversion of existing small structures.
Historic Status: Not a Potentially Designated Historic Property
Service Delivery District: 1
City Council District: 3
For further information: Contact case planner **Peterson Z. Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

8. **Location:** 5817 Lawton Avenue (APN: 048A-7050-057-00) (06/29/06)
Proposal: To construct a new second story addition of 947.10 s.f., remove 65 s.f. at rear main floor level, and misc. new windows, doors, skylights, roof, exterior finishes.
Applicant: Alyson Furer, Jason Kaldis Architect, Inc.
Contact Person/Phone Number: Alyson Furer, Jason Kaldis Architect, Inc. (510)549-3584
Owner: Bryan & Mari Morrish
Case File Number: DV06-331
Planning Permits Required: Residential Design Review per Section 17.136 to construct additions to an existing dwelling and a Minor Variance to locate the new upper story 4ø from the east side lot line, whereas 5ø min. is required (Note: the addition would be directly above the existing east side wall which is located 4ø from the east side lot line).
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential Zone, and S-18 Mediated Residential Design Review Combining Zone.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing structures.
Historic Status: Potential Designated Historic Property; Survey Rating: Dc2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

9. **Location:** 664 South Elmhurst Avenue (APN 044-5010-021-00 (7/03/06)
Proposal: To raise an existing single family home and add a 1,200 sq. ft. secondary unit to the ground floor.
Applicant: Mary Bull-Ransom
Contact Person/Phone Number: Mary Bull-Ransom (510) 568-7655
Owner: Ronnie Bull
Case File Number: CDRC06-339
Planning Permits Required: Minor Conditional Use Permit and Design Review for a Secondary Unit and Design Review to expand the primary dwelling.
General Plan: Mixed Housing Type Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
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olf Links Road (APN 043A-4758-028-06)

divide a 22,633 square foot lot improved with a single-family into two lots.

Applicant: David Claydon
Contact Person/Phone Number: David Claydon
(925) 946-9321
Owner: Tanya J. Garibaldi
Case File Number: TPM-8392 Revised
Planning Permits Required: Tentative Parcel Map to subdivide a 22,633 square foot lot into two lots.
General Plan: Detached Unit Residential
Zoning: R-30 One Family Residential Zone
Environmental Determination: Section 15332 of the State CEQA Guidelines
Historic Status: Not a Potential Designated Historic Property, Survey Rating D3
Service Delivery District: 6
City Council District: 7
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.

13. **Location:** 5151 Coronado Avenue (APN 014-1238-037-00) (05/26/06)
Proposal: To convert five rental units into four condominium units.
Applicant: Lawrence Kampel
Contact Person/Phone Number: Lawrence Kampel
(510) 653-3925
Owner: Lawrence Kampel and Ann Rosenberg
Case File Number: TPM-9090
Planning Permits Required: Tentative Parcel Map to convert existing rental units into condominium units.
General Plan: Mixed Housing Type Residential
Zoning: R-35 Special One-Family Residential
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 (PDHP); Survey rating: X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jill Pirog** at (510) 495-5224 or jpirog@pacificmunicipal.com

14. **Location:** 2122 E 21st Street (APN 021-0253-021-00)
Proposal: To convert three residential dwelling units into two residential condominium units.
Applicant: John Gutierrez (510) 209-9280
Owner: Amanuel Zerit
Case File Number: TPM-9091
Planning Permits Required: Tentative Parcel Map for three condominium dwelling units.
General Plan: Mixed Housing Type Residential
Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; division of existing multi-family dwelling into common-interest ownership.
Historic Status: No Historic Rating
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Leigh McCullen** at (510) 238-4977 or lmccullen@oaklandnet.com.



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4th Street (007-0553-007-00) (7/6/05)

is an existing historic building containing three dwelling units to the subject vacant lot, revision of previous application for a new four unit residential building approved under permit number CDV05-353.

- Applicant:** Bruce Loughridge
- Contact Person/Phone Number:** (510)435-8786
- Owner:** William Chorneau
- Case File Number:** **REV06-0025 (CDV05-353)**
- Planning Permits Required:** Minor Conditional Use Permit for three dwelling units in the C-10 Zone, and Regular Design Review for new construction.
- General Plan:** Mixed Housing Type Residential
- Zoning:** C-10, Local Retail Commercial Zone
- Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures.
- Historic Status:** Vacant Lot
- Service Delivery District:** I 6 West Oakland
- City Council District:** 3
- For further information:** Contact case planner **Pete Vollmann** at **(510) 238-6167** or pvollman@oaklandnet.com
