

APPLICATIONS ON FILE
August 11, 2006

CITY OF OAKLAND
COMMUNITY & ECONOMIC DEVELOPMENT
AGENCY/Zoning Division
250 Frank H. Ogawa Plaza, 2nd Floor, Suite 2114
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 21, 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.

1. **Location:** 710 26th Street (APN 009-0681-012-00) (4/6/05)
 Proposal: Construct a new three story single family dwelling.
 Applicant: Art Zlobinsky
Contact Person/Phone Number: (415)317-8557
 Owner: Michael Northover
 Case File Number: CD05-154
 Planning Permits Required: Minor Conditional Use Permit to allow a 35' roof pitch height to exceed where 30' is the permitted height and Regular Design Review for new construction.
 General Plan: Mixed Housing Type Residential
 Zoning: R-36 Small Lot Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new small structures
 Historic Status: Vacant Lot
 Service Delivery District: 1
 City Council District: 3
 For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

2. **Location:** 8953 Skyline Boulevard (APN 048D-7297-059-00) (10/18/05)
 Proposal: Two story rear addition to the existing single family residence.
 Applicant: City Shapers
Contact Person/Phone Number: (510)836-9300
 Owner: Larry Riggs
 Case File Number: DV05-529
 Planning Permits Required: Design Review for exterior change in the S-10 Zone and a Minor Variance to allow construction within the required 6 degree view plane from Skyline Boulevard. The existing structure presently blocks the entire view plane.
 General Plan: Hillside Residential
 Zoning: R-30 One Family Residential Zone
 S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; existing facilities
 Historic Status: Not a Potential Designated Historic Property, Survey Rating: D3
 Service Delivery District: 2
 City Council District: 4
 For further information: Contact case planner **Pete Vollmann** at (510) 238-6167 or pvollman@oaklandnet.com

3. **Location:** 3524-3532 Simmons Street (APN 036-2503-089-00 / 090-00) (6/14/06)
 Proposal: Minor lot line adjustment to incorporate 41 sf of the easterly property line.
 Applicant: Qi Na Liu
Contact Person/Phone Number: Qi Na Liu
 (510) 333-6448
 Owner: Myrtle B. McAndrews
 Case File Number: PMW06-021
 Planning Permits Required: Parcel Map Waiver to adjust easterly lot line 4' in order to capture 41 sf from the abutting parcel to the east.
 General Plan: Detached Unit Residential
 Zoning: R-30 One Family Residential
 R-50 Medium Density Residential Zones
Environmental Determination: Exempt, Section 15305 of the State CEQA Guidelines; Minor alterations in land use limitations.
 Historic Status: Not a Potential Designated Historic Property; Survey rating: D3
 Service Delivery District: 5

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City Council District: 6
For further information: Contact case planner **Jose M. Herrera-Preza** at **(510) 238-3808** or jherrera@oaklandnet.com

4.

Location: **900 Alice Street (APN 002 -0073-007-02) (7/27/06)**
Proposal: To create 10 commercial condominiums at an existing commercial office building.
NOTE: This is a Revision to a recently-approved Tentative Parcel Map (TPM8978) to create 9 commercial condominium spaces; this proposal adds a 10th commercial condominium space within the existing building.

Applicant: Mark and Marilyn Chim
Contact Person/Phone Number: Mark and Marilyn Chim
(510)832-2130

Owner: Mark and Marilyn Chim
Case File Number: **REV06-027 (related to TPM-8978)**
Planning Permits Required: Revision to a Tentative Parcel Map to create 10 commercial condominium units (original approval was for 9 units).

General Plan: Central Business District
Zoning: R-80 High-Rise Apartment Residential Zone
S-17 Downtown Residential Open Space Combining Zone

Environmental Determination: Exempt, Section 15301(k) of the State CEQA Guidelines; existing structures.
Historic Status: Potential Designated Historic Property; Survey Rating: C3
Service Delivery District: Metro
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com

5.

Location: **8210 Skyline Boulevard (APN 048D-7314-003-01) (07/28/06)**
Proposal: To construct a new 2,053 s.f. single-family residence on a vacant lot.
Applicant: Jennifer and Louis Verre
Contact Person/Phone Number: Jennifer and Louis Verre
(510)541-6460

Owner: Jennifer and Louis Verre
Case File Number: **CDV06-122**
Planning Permits Required: Residential Design Review per Section 17.136 to construct a new single-family residence; a Conditional Use Permit per Section 17.134 to access the property from a shared driveway easement, and Minor Variances per Section 17.148 to: (a), locate the closest building corner 7.5' from the north side lot line whereas 12' min. (i.e., 10% of the lot width) is required; (b), locate the building from 9' to 13' from the rear (east) lot line, whereas 20' min. is required; and (c), to exceed the maximum building wall length where located within a distance to the side lot line equal to 20% of the lot width (35' max. required, 50.5' proposed).

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; small 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 **Ann Clevenger** at **(510) 238-6980** or aclevenger@oaklandnet.com

6. **Location:** **6869 Moore Drive (APN 048D-7308-030-04) (05-10-06)**
 Proposal: To construct an attached 128 sf, 20' high residential addition to the north and to the west of a single-family dwelling.
 Applicant: Cindy Sterry, Sterry Architecture
Contact /Phone Number: (510) 835-5425
 Owners: Stephan & Jane Fuerch
 Case File Number: **DR06-232**
Planning Permits Required: Regular Design Review for new residential addition to an existing single-family dwelling in the S-10 Combining Zone.
 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: F3
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

7. **Location:** **Redwood Road, Lot 9 (APN: 037 -2570-009-00) Vacant Parcel at 4144 Redwood Road Plaza**
 Proposal: To construct 5,187 sq. ft. one-story commercial retail facility with site improvements
 Applicant: David Seyranian
Contact Person/Phone Number: David Seyranian
 (510) 482-8100
 Owner: Great Day Development Sales Corp.
 Case File Number: **DR06-323**
Planning Permits Required: Non-residential Design Review for new construction in the C-20 zone.
 General Plan: Community Commercial
 Zoning: C-20 Shopping Center Commercial Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
 Historic Status: Not a Potential Designated Historic Property; Vacant parcel
Service Delivery District: 4
 City Council District: 4
 For further information: Contact case planner **Caesar Quitevis** at **(510) 238-6343** or clquitevis@oaklandnet.com

8. **Location:** **1081 82nd Avenue (APN 042-4247-042-00) (7/17/06)**
 Proposal: New curb cut and parking space on the west side property line serving a single family dwelling., and a Minor Variance for a curb cut less than 10 feet from another curb cut.
 Applicant: Jose Robles
Contact Person/Phone Number: Same as above
 (510) 213-3473
 Owner: Justin Dawson
 Case File Number: **V06-360**
Planning Permits Required: Minor Variance to allow for a curb cut less than 10 feet from another curb cut.
 General Plan: Detached Unit Residential
 Zoning: R-50 Medium Density Residential zoning.
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities
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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 **Moe Hackett** at (510) 238-3979 or mhackett@oaklandnet.com

9. **Location:** 2173 39th Avenue (APN 032 -2097-017-00) (7/18/06)
Proposal: To allow a second unit to be located 1' from the rear property line where 15' is required.
Applicant: Steve Norris
Contact Person/Phone Number: Steve Norris (650) 520-4339
Owner: Steve Norris
Case File Number: CDV06-362
Planning Permits Required: Conditional Use Permit and a Minor Variance to allow an 803 square foot second unit to be placed 1' from the rear property line where 15' is required. The second unit is also subject to conformance to the Special Design Review Criteria.
General Plan: Detached Unit Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines
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 **Sung H. Kwon, AICP** at (510) 238-6414 or by email: skwon@oaklandnet.com

10. **Location:** 2849 Kitchener Court (APN: 029 -1078-006/007)
Proposal: To construct a new privacy screen fence related to construction of a new single family dwelling
Applicant: Paul Wang
Contact Person/Phone Number: Paul Wang (510) 547-9315
Owner: Paul Wang
Case File Number: V06-382 (DRC04-362 approved 3/30/05)
Planning Permits Required: Minor Variance to allow portions of a privacy fence along the abutting rear property line to reach 10'6" in height, exceed the height limit of 8'.
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; Vacant parcel
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

11. **Location:** 5943 Ocean View Drive (APN 048A -7111-034-00) (8/3/06)
Proposal: Application to construct an addition that will add approximately of 1,633 sf to an existing 2,148 sf single-family dwelling.
Applicant: Cindy Chan, Jarvis Architects
Contact Person/Phone Number: Cindy Chan, Jarvis Architects (510)654-6755
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Owner: Erin & Blair Allison
Case File Number: DR06-410
Planning Permits Required: Residential Design Review per Chapter 17.136 to construct additions to and existing single-family residence resulting in a dwelling with a total of >3,500 s.f. of floor area.
General Plan: Detached Unit Residential
Zoning: R-30 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
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

12. **Location:** 776 59th Street (APN: 015-1358-015-00)(3/1/06)
Proposal: To convert existing four-unit apartment into condominiums.
Owner: E. C. M. LLC
Applicant: E.C. M. LLC
Contact Person/Phone Number: (925)788-3737
Case File Number: TPM-8842
Planning Permits Required: Tentative Parcel Map to create 4 condominium units
General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone
S-18 Mediated Design Review Combining Zone
Environmental Determination: Exempt, Section 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: 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

13. **Location:** 769, 775, & 777 60th Street (APN 015-1358-022-00) (06/20/06)
Proposal: To convert three existing rental units to three condominium units.
Applicant: Barbara Armstrong
Contact Person/Phone Number: Barbara Armstrong
(510) 337-1998
Owner: Linda Wilder
Case File Number: TPM-8952
Planning Permits Required: Tentative Parcel Map to convert existing rental units to condominium units.
General Plan: Mixed Housing Type
Zoning: R-40 Garden Apartment Residential
S-18 Mediated Residential Design Review Combining 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: C3
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Jill Pirog** at (510) 495-5224 or jpirog@pacificmunicipal.com

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Historic Status: Not a Potential Designated Historic Property, Survey Rating: F3
Service Delivery District: 4
City Council District: 4
For Further Information: Contact case planner **Sung H. Kwon, AICP** at (510) 238-6414 or by email: skwon@oaklandnet.com

17. **Location:** Lots 3015 and 3018, Thorndale Drive (APN 048G-7446-017-00 & 048G-7446-016-00, respectively) (3/22/06)
Proposal: To adjust lot lines between two abutting properties under common ownership, revise plans for a previously-approved single-family residence on Lot 3015 and construct a new single-family residence on Lot 3018.
Applicant: Dennis and Beverly Smith
Contact Person/Phone Number: Dennis and Beverly Smith
(510)339-3996
Owner: Dennis and Beverly Smith
Case File Number: **PMW06010; REV060011; CDV06132**
Planning Permits Required: **PMW06010:** Parcel Map Waiver to adjust lot lines between two abutting properties under common ownership;
REV060011: Design Review for a revision to plans for a previously-approved single-family residence on Lot 3015, with a Minor Variance to exceed the 35' maximum building wall length along the north side;
CDV06132: Design Review to construct a new single-family residence on Lot 3018, with a Minor Conditional Use Permit for a shared access driveway, and Minor Variances to: (a), locate the structure 39' from the rear lot line whereas 56' is required; (b), for a building height limit up to 40' for a portion of the structure, whereas 30' maximum is permitted, and (c), for a 74' building wall length within 10' of the north side lot line, whereas 35' maximum is permitted.
General Plan: Hillside Residential
Zoning: R-30 One-Family Residential Zone
S-11 Site Development and Design Review Combining Zone
Environmental Determination: **PMW06010:** Exempt, Section 15305(a); minor lot line adjustments.
REV060011: Exempt, Section 15303 of the State CEQA Guidelines; small structures.
CDV06132: Exempt, Section 15303 of the State CEQA Guidelines; small structures.
Historic Status: Not a Potential Designated Historic Property (vacant lots)
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

NOTE: *Item number 2 from last week's agenda (the Kaiser Center Creek Permit) was incorrectly noticed on the Applications on File Agenda. The determination on the Creek Application is combined with the Design Review decision and scheduled for a hearing and decision by the City Planning Commission Hearing on September 6, 2006.*
