

**APPLICATIONS ON FILE**  
**August 22, 2008**

**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.

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**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 17-day public comment period:**

**September 8, 2008**

**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 17-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 seventeen (17) 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.



**3.**                    **Location:** 1624-45<sup>th</sup> Avenue (APN: 035-2358-046-00) (2/11/08)  
                          **Proposal:** To construct an addition of 310 square feet to the second story of a single family dwelling, by adding 8 foot ceiling heights at the perimeter walls, and an addition of a 305 square foot second story deck.  
  
                          **Applicant:** NE Norman Enterprises  
                          **Contact Person/** Sidney Norman/  
                          **Phone Number:** (510) 472-6582  
                          **Owner:** Jacqueline Edwards  
                          **Case File Number:** DV 08-034  
**Planning Permits Required:** Regular Design Review for an addition of 310 square feet to an exist second story of a single family dwelling by adding 8 foot ceiling heights at the perimeter walls and an addition of a 305 square foot second story deck;  
Minor Variance for a front yard setback of 5'-6" where 10'-0" is required for the dwelling floor area and for a front yard setback of 1'-6" where 6'-0" is allowed for the deck  
  
                          **General Plan:** Urban Residential  
                          **Zoning:** R-70 High Density Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines: Additions to existing structures;  
Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning.  
  
                          **Historic Status:** Not A Potential Designated Historic Property;  
Survey Rating: X  
  
**Service Delivery District:** 5  
**City Council District:** 5  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com)

**4.**                    **Location:** 1378 81<sup>st</sup> Avenue (APN: 042 -4247-072-02) (8/7/08)  
                          **Proposal:** To demolish a vacant, damaged, uninhabitable single-family home located on a landlocked parcel and to construct a new 1,164 square foot 1-story single-family home with driveway access.  
*(Relates to Code Compliance case no. 0800393)*  
  
                          **Contact Person/Phone** Tuong Tran / (408) 425-4523  
                          **Number:**  
                          **Owner:** Velma Chavis  
                          **Case File Number:** CD 08-227  
**Planning Permits Required:** Regular Design Review to construct a new single-family dwelling (OMC 17.24.040; 17.136.040(A)(2)&(3));  
Minor Conditional Use Permit to create a Shared Access Facility/Common Driveway (OMC Sec. 17.102.090, 17.134)  
  
                          **General Plan:** Mixed Housing Type Residential  
                          **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15303(a) of the State CEQA Guidelines: New Construction of Small Structure (One single-family residence);  
Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning  
  
                          **Historic Status:** Not a Potential Designated Property;  
Survey rating: D3 (Minor importance)  
  
**Service Delivery District:** 6 – Elmhurst / South Hills  
**City Council District:** 7 – Reid  
**For Further Information:** Contact case planner **Aubrey Rose, Planner II** at (510) 238-2071 or [arose@oaklandnet.com](mailto:arose@oaklandnet.com)

<b>5.</b>	<b>Location:</b> 2452 Grande Vista (APN: 026 -0780-029-00) (6/12/08)
	<b>Proposal:</b> To legalize and complete a 657-square feet two-story rear addition to a 964-square foot single-family home. (Relates to Code Compliance case no. 0705087)
	<b>Contact Person/Phone Number:</b> Juan Hall / (510) 390-0039
	<b>Owners:</b> Juan Hall / Felicia Verdin
	<b>Case File Number:</b> DV 08-190
	<b>Planning Permits Required:</b> Regular Design Review for exterior alterations adding floor-area and requiring a Variance (OMC Sec. 17.24.040. 17.136.040(A)(2)); Minor Variance (side setback) to provide a 1'-6" right side yard where 4-feet is required (OMC Sec. 17.24.140.(C)(1), 17.148.020(B))
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(e) of the State CEQA Guidelines: Existing Facilities (Additions to existing structures); Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey rating: D3 (Minor importance)
	<b>Service Delivery District:</b> 4 – San Antonio/Fruitvale
	<b>City Council District:</b> 5 – De La Fuente
	<b>For Further Information:</b> Contact case planner <b>Aubrey Rose, Planner II</b> at (510) 238-2071 or <a href="mailto:arose@oaklandnet.com">arose@oaklandnet.com</a>

<b>6.</b>	<b>Location:</b> 918 58 <sup>th</sup> Street (APN: 015 -1349-017-00) (7/3/08)
	<b>Proposal:</b> To construct an attached one-story rear addition of 500 sq. ft. to an existing 1,308 sq. ft. single-family residence.
	<b>Applicant:</b> AAA Cadworks
	<b>Contact/Phone Number:</b> Arnoldo Hernandez/ (510) 259-1310
	<b>Property Owner:</b> Emelsa Alexander
	<b>Case File Number:</b> DV 08-203
	<b>Planning Permits Required:</b> Regular Design Review for an addition; Minor Variance to reduce the east side yard setback to 5 feet where 10 feet is required for a dwelling unit in the C-25 Zone adjacent to a residential property in an R-40 Zone
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> C-25 Office Commercial Zone
	<b>Environmental Determination:</b> Exempt, Section 15301 of the State CEQA Guidelines: Existing Facilities; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan or zoning
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: X
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Mike Rivera</b> at (510) 238-6417 or by email at <a href="mailto:mriviera@oaklandnet.com">mriviera@oaklandnet.com</a>

<b>7.</b>	<b>Location:</b> <b>1189 Drury Road (APN: 048H-7651-031-01) (6/26/08)</b>
	<b>Proposal:</b> To construct a new 3,899 square foot 3-story single family dwelling on a hillside lot (58% slope gradient)
	<b>Contact Person/</b> Alex Dorman/ <b>Phone Number:</b> (415) 516-5957
	<b>Owner:</b> Alex Dorman
	<b>Case File Number:</b> <b>CDV 08-200</b>
	<b>Planning Permits Required:</b> Minor Conditional Use Permit for a shared driveway with access from Chancellor Place; Regular Design Review for new construction; Minor Variance to allow construction in the rear yard setback (20'-0" required, 10'-0" proposed)
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15303(a) of the State CEQA Guidelines: New construction of small structures; Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Vacant Parcel
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 1
	<b>For further information:</b> Contact case planner <b>Caesar Quitevis</b> at <b>(510) 238-6343</b> or <a href="mailto:clquitevis@oaklandnet.com">clquitevis@oaklandnet.com</a>

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