

**APPLICATIONS ON FILE**  
**December 14 2007**

**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 17-day public comment period:**

**January 4, 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.

<b>1.</b>	<b>Location:</b> 3917 Lyman Road (APN: 029A-1321-001-00) (9/27/07)
	<b>Proposal:</b> Construction of an 898 square foot addition to an existing non-conforming rear secondary unit.
	<b>Contact Person/</b> Sara Newman
	<b>Phone Number:</b> (510) 531-3121
	<b>Owner:</b> Sara Newman & James Shields
	<b>Case File Number:</b> DV 07-427
	<b>Planning Permits Required:</b> Design Review for an addition to an existing non-conforming secondary unit. Variance to allow the habitable floor area within the side yard setback (1.5 feet requested where 5 feet is required) and rear setback (17 feet requested where 20 feet is required).
	<b>General Plan:</b> Detached Unit Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(e) of the State CEQA Guidelines: Addition to an existing structure Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP), Secondary importance or superior example Survey Rating: C3
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

<b>2.</b>	<b>Location:</b> 1965 Hoover Avenue (APN: 029A-1317-028-02) (3/26/07)
	<b>Proposal:</b> A new 1,337 square foot single family dwelling that would encroach into the rear yard set back.
	<b>Contact Person/</b> Marc Webber
	<b>Phone Number:</b> (510) 812-6285
	<b>Owner:</b> Marc Webber
	<b>Case File Number:</b> DV 07-112
	<b>Planning Permits Required:</b> Design Review for a new single-family residence. Variance to allow the structure to be 22 feet from the rear property line where 57 feet is required.
	<b>General Plan:</b> Detached Unit 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> Not a Potential Designated Historic Property Survey Rating: X
	<b>Service Delivery District:</b> 4
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a> .

3.                   **Location:** **825 Northvale Road (APN: 011 -0888-035-08) (11/8/07)**  
                      **Proposal:** Construct a 1,487 square foot second floor addition over an existing 2,222 square foot one-story single-family dwelling.  
                      **Contact Person/** Jarvis Architects, Edward Buchanan  
                      **Phone Number:** (510) 654-6755  
                      **Owner:** Lena Alcedo & Sean Muller  
                      **Case File Number:** **DV 07-480**  
**Planning Permits Required:** Design Review for additions and alterations to an existing single-family dwelling. Variances to maintain the building's existing nonconforming setbacks, which include locating the addition: (a) 4.79 feet (at the closest corner) from the east side lot line whereas 7.65 feet is required, (b) 7.23 feet from the west side lot line whereas 7.82 feet is required, (c) 19 feet 2 inches from the north (front) lot line whereas 20 feet is required, and (d) 15 feet from the south (rear) lot line whereas 20 feet is required.  
  
                      **General Plan:** Detached Unit Residential  
                      **Zoning:** R-30 One-Family 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: F2-  
  
**Service Delivery District:** 2  
**City Council District:** 1  
**For Further Information:** Contact case planner **Ann M. Clevenger**, at **(510) 238-6980** or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com).

4.                   **Location:** **2100 23<sup>rd</sup> Avenue & 2312 E. 21<sup>st</sup> Street (APN: 021 -0292-018-01 & 021 -0292-018-02) (11/19/07)**  
                      **Proposal:** Split one lot into two lots between existing buildings.  
                      **Contact Person/** Barbara Armstrong  
                      **Phone Number:** (510) 337-1998  
                      **Owner:** David Underwood, Gregory Greer, and Jill Jaffe  
                      **Case File Number:** **TPM 9678**  
                                  **CU 07-495**  
**Planning Permits Required:** Tentative Parcel Map and Conditional Use Permit to split one lot into two lots between existing buildings.  
  
                      **General Plan:** Mixed Housing Type Residential  
                      **Zoning:** R-50 Medium Density Residential Zone  
**Environmental Determination:** Exempt, Section 15315 of the State CEQA Guidelines: Minor land division  
Section 15183 of the State CEQA Guidelines: Projects consistent with a community plan, general plan, and zoning  
  
                      **Historic Status:** Potential Designated Historic Property (PDHP)  
Survey Rating: Dc2+ (2100-23<sup>rd</sup> Avenue) and D2+ (2312 E. 21<sup>st</sup> Street)  
  
**Service Delivery District:** 4  
**City Council District:** 5  
**For further information:** Contact case planner **Michael Bradley** at **(510) 238-6935** or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com).

5.                                   **Location:** 2800 Sylhowe Road (APN: 029 -1061-011-00) (11/29/07)  
                                  **Proposal:** To construct an 832 square foot two story addition to an existing 650 square foot single family dwelling on a down slope lot adjacent to a creek.  
                                  **Contact Person/** Naomi Hansen  
                                  **Phone Number:** (510) 663-9797  
                                  **Owner:** Mei Pang and Carl Cavanagh  
                                  **Case File Number:** DR 07-511  
  CP 07-162  
**Planning Permits Required:** Design Review for the construction of an 832 square foot two story addition to an existing 650 square foot single family dwelling and a Category 3 Creek Protection Permit.  
                                  **General Plan:** Hillside Residential  
                                  **Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 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  
**Historic Status:** Not a Potential Designated Historic Property  
Survey Rating: X  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Michael Bradley** at (510) 238-6935 or [mbradley@oaklandnet.com](mailto:mbradley@oaklandnet.com).

6.                                   **Location:** 6305 & 6307 Herzog Street (APN: 016 -1447-004-00) (11/14/07)  
                                  **Proposal:** To convert two existing detached residential units on the same lot to condominiums.  
                                  **Contact Person/** John Gutierrez  
                                  **Phone Number:** (510) 647-0600  
                                  **Owner:** Craig & Cheryl Beckerman; Sam & Iris Sorokin  
                                  **Case File Number:** TPM 9679  
**Planning Permits Required:** Tentative Parcel Map for condominium purposes.  
                                  **General Plan:** Mixed Housing Type Residential  
                                  **Zoning:** R-40 Garden Apartments Residential Zone  
**Environmental Determination:** Exempt, Section 15301(k) of the State CEQA Guidelines:  
Division of existing multiple family or single-family residences into common interest ownership  
Section 15183 of the State CEQA Guidelines:  
Projects consistent with a community plan, general plan or zoning  
**Historic Status:** Potential Designated Historic Property (PDHP)  
Survey Rating: C3  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Holly Pearson** at (510) 238-3079 or [hpearson@oaklandnet.com](mailto:hpearson@oaklandnet.com).

7.                                   **Location:** 1347 E. 27<sup>th</sup> Street (APN: 022 -0355-038-00) (4/2/07)  
                                  **Proposal:** The applicant exceeded their previous permit to construct an addition by tearing the existing house down. This new permit is for constructing a new 2,659 square foot single family house.

**Contact Person/** Bill Wong  
                                  **Phone Number:** (510) 717-2228  
                                  **Owner:** Tom Duong  
                                  **Case File Number:** VDRC 07-121  
**Planning Permits Required:** Design Review to construct a 2,659 square foot single family home. Variances to allow 1) a front setback of 17 feet 8 inches where the neighboring house is 19 feet and 2) the driveway to be 4 feet from the neighboring driveway where 10 feet is required.

**General Plan:** Mixed Housing Type  
                                  **Zoning:** R-35 Special One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15303 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

**Historic Status:** Not a Potential Designated Historic Property  
Survey Rating: D3

**Service Delivery District:** 3  
**City Council District:** 2  
**For further information:** Contact case planner **Laura Kaminski** at (510) 238-6809 or [lkaminski@oaklandnet.com](mailto:lkaminski@oaklandnet.com).

8.                                   **Location:** 6600 Foothill Blvd (APN: 039 -3279-015-03) (9/24/07)  
                                  **Proposal:** Construct a 575 square foot addition to an existing gas station and convenience market to allow auto repair and servicing.

**Contact Person/** Prakash Krishan  
                                  **Phone Number:** (510) 229-8193  
                                  **Owner:** ZAROON, INC  
                                  **Case File Number:** CD 07-419  
**Planning Permits Required:** Design Review for an addition. Conditional Use Permit to allow auto repair and servicing.

**General Plan:** Community Commercial  
                                  **Zoning:** C-30 District Thoroughfare Commercial 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 Potentially Designated Historic Property  
Survey Rating: X

**Service Delivery District:** 5  
**City Council District:** 6  
**For further information:** Contact case planner **Tanya Boyce** at (510) 238-2074 or [tboyce@oaklandnet.com](mailto:tboyce@oaklandnet.com).



