

APPLICATIONS ON FILE  
January 23, 2004

CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> 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 contacting the case planner and visiting our offices. 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:**

**February 2, 2004**

A decision will be made on the application shortly after this date. If you challenge the application in court, you may 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.

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.

---

<b>1.</b>	<b>Location:</b> 3126 Bona St (APN 027-0853-012-00) (10/07/2003)
	<b>Proposal:</b> To add a new single family dwelling to the rear of an existing residence
	<b>Applicant:</b> Sol Davis
<b>Contact Person/Phone Number:</b>	Sol Davis 209-835-5859
	<b>Owners:</b> Jorge & Mary Cuevas
	<b>Case File Number:</b> VDRD03-282
<b>Planning Permits Required:</b>	Special Residential Design Review, Minor Variance to allow a vehicular backing distance of approximately 18' where 24' is required.
	<b>General Plan:</b> Mixed Housing Type Residential
	<b>Zoning:</b> R-50 Medium Density Residential Zone
<b>Environmental Determination:</b>	Exempt, Section 15332 of the State CEQA Guidelines; infill development
	<b>Historic Status:</b> Not a Potential Designated Historic Property; Survey Rating: X
<b>Service Delivery District:</b>	IV – Fruitvale
<b>City Council District:</b>	5
<b>For further information:</b>	Contact case planner <b>Robert D. Merkamp</b> at (510) 238-6283 or rmerkamp@oaklandnet.com





(Continue from page 3)

**Historic Status:** Potentially Designated Historic Property (PDHP); survey rating: D1+  
**Service Delivery District:** II – North Oakland  
**City Council District:** 1  
**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or  
pvollman@oaklandnet.com

8. **Location:** 1930 11<sup>th</sup> Avenue (APN 021-0265-017-00) (1/12/04)  
**Proposal:** To construct a two story single family dwelling at rear portion of lot; convert an existing front four-plex residential units into a triplex. This will result in four total units on the lot (same as current).  
**Applicant:** Alpha Design  
**Contact Person/Phone Number:** Anthony Pham  
(510)526-3599  
**Owner:** Alan Tran  
**Case File Number:** DR04-013  
**Planning Permits Required:** Design Review for new construction.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-40 Garden Apartment Residential Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; new construction of small structure.  
**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: D2+  
**Service Delivery District:** III – San Antonio  
**City Council District:** 2  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or  
jsmadani@oaklandnet.com

9. **Location:** 1638 Grand View Drive (APN 048H-7601-061-00)  
**Proposal:** To modify a single family residence, currently under construction, to enlarge a room which is located under the garage, by extending it forward (under the driveway) into the required minimum front yard setback.  
**Applicant:** Richard Vaterlaus  
**Contact Person/Phone Number:** Richard Vaterlaus  
(510)769-8413  
**Owner:** Edward Davis Gray  
**Case File Number:** DV04-18  
**Planning Permits Required:** Design Review for a residential addition, Minor Variance to locate the addition 0' from the front lot line where 5' is required.  
(Note: This is a revision to a permit for a previously approved single family residence, which is currently under construction.)  
**General Plan:** Hillside Residential  
**Zoning:** R-30 One Family Residential, S-14 Community Restoration and Development Combining Zone, and S-18 Mediated Residential Design Review Combining Zone.  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; additions to small structures  
**Historic Status:** No historic record  
**Service Delivery District:** 2 – North Oakland Hills  
**City Council District:** 1  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or  
aclevenger@oaklandnet.com



(Continue from page 5)

**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: C1+  
**Service Delivery District:** II – North Oakland  
**City Council District:** 1  
**For further information:** Contact case planner **Jason Madani** at (510) 238-4790 or  
jsmadani@oaklandnet.com

\*\*\*\*