

APPLICATIONS ON FILE
April 23, 2004

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 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:

May 3, 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. 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: 2860 MckKillop Road (APN 026 -0810-093-00) vacant parcel adjacent to 2866 McKillop Road(12/13/02; 4/4/04 resubmittal)
	Proposal: To construct a new two-story single family dwelling of approximately 1,820 square feet
	Applicant: Steven Gavino
Contact Person/Phone Number:	Steven Gavino (510)663-0594
	Owner: Martin Perlmutter
	Case File Number: VDRC 02-583
Planning Permits Required:	Minor Variance to allow a 10' front yard setback where 20' is required and special residential design review for construction of a new 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
	Historic Status: No historic record
Service Delivery District:	4
City Council District:	5
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

2.	Location: 6805 Oakwood Drive (APN 048F-7378-010-03) vacant parcel adjacent to 6815 Oakwood Drive (9/10/03)
	Proposal: To construct a new single family dwelling of approximately 3,200 square feet
	Applicant: Richard Schadt
Contact Person/Phone Number:	Richard Schadt (415)221-8795
	Owner: Lorraine Lee
	Case File Number: DR 03-424, CP 03-135
Planning Permits Required:	Regular Design Review for new residential construction in the S-11 Combining Zone and a Creek Protection Permit (Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance) related to construction activity 20' from the centerline of a creek.
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone; S-11 Site Development and Design Review Combining Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
	Historic Status: No historic record
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

3.	Location: 1531 – 52nd Avenue (APN 035-2363-016-00) (11/18/03)
	Proposal: Add one additional dwelling unit to a property containing two existing dwelling units for a total of three dwelling units.
	Applicant: Sol Davis
Contact Person/Phone Number:	Sol Davis (510) 569-2705
	Owners: Ken Truong & Sherry Hoang
	Case File Number: CD03-573
Planning Permits Required:	Regular Design Review to allow construction of a third dwelling unit; Minor Conditional Use Permit to allow three dwelling units on a lot in the R-50 Zone.
	General Plan: Mixed Housing Type Residential
	Zoning: R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction or conversion of small structures
	Historic Status: Not a Potential Designated Historic Property; Survey rating: D3
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

4.	Location: 5393 Princeton Street (APN 035-2395-022-00) (12/19/03)
	Proposal: Establish a secondary dwelling unit located within an existing single-family dwelling and construct a new detached accessory structure (garage).
	Applicant: Verlis Renaud Smith
Contact Person/Phone Number:	Verlis Renaud Smith (510) 261-5071
	Owner: Verlis Renaud Smith
	Case File Number: CDRC03-635

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Planning Permits Required:	Special Residential Design Review to allow a secondary dwelling unit; Minor Conditional Use Permit to allow a secondary dwelling unit measuring approximately 1,032 sq. ft. in area where 544 sq. ft. is the maximum allowed area without a Conditional Use Permit.
General Plan:	Detached Unit Residential
Zoning:	R-50 Medium Density Residential Zone
Environmental Determination:	Exempt, Section 15303 of the State CEQA Guidelines; new construction or conversion of small structures
Historic Status:	Potential Designated Historic Property (PDHP); Survey rating: Dc3
Service Delivery District:	5
City Council District:	6
For further information:	Contact case planner Darin Ranelletti at (510) 238-3663 or dranelletti@oaklandnet.com

5.	Location: 600 Crestmont Drive (APN 037A-3148-039-00) vacant parcel adjacent to 598 Crestmont Drive (3/18/04)
	Proposal: To construct a new single family dwelling of approximately 4,400 square feet
	Applicant: Anthony Wright
Contact Person/Phone Number:	Anthony Wright (510)601-7289
	Owner: Richard S. and Kathryn A. Carlisle
	Case File Number: CP 04-034 (DRC 01 0056)
Planning Permits Required:	Creek Protection Permit (Category IV, Section 13.16 of the City of Oakland Creek Protection Ordinance) related to construction activity within 31' of the centerline of a creek. Special Residential Design Review (DRC 01-0056) approval was granted 3/15/01
	General Plan: Hillside Residential
	Zoning: R-30 One-Family Residential Zone
Environmental Determination:	Exempt, Section 15332 of the State CEQA Guidelines; in-fill development projects
	Historic Status: No historic record
Service Delivery District:	4
City Council District:	4
For further information:	Contact case planner Caesar Quitevis at (510) 238-6343 or clquitevis@oaklandnet.com

6.	Location: 5550 Fernhoff Road (APN 037A -3143-002-00) (3/15/04)
	Proposal: To construct a 6 foot high fence/wall along property frontage.
	Applicant: Jon Wactor
Contact Person/Phone Number:	Jon Wactor (510)530-8635
	Owner: Jon Wactor
	Case File Number: CU04-109
Planning Permits Required:	Minor Conditional Use Permit to construct a 6 foot high wall along the frontage of a lot with an existing single family residence (fence heights are limited to 42", or 6' with a conditional use permit).
	General Plan: Hillside Residential
	Zoning: R-1 One-Acre Residential Zone.
Environmental Determination:	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures
	Historic Status: No historic record
Service Delivery District:	4
City Council District:	6
For further information:	Contact case planner Ann Clevenger at (510) 238-6980 or aclevenger@oaklandnet.com

12.	Location: 308 Florence Avenue (APN 048B-7148-011-00 (4/14/04))
	Proposal: To construct a second floor 182 sq. ft dormer addition to accommodate a bathroom.
	Applicant: Elizabeth and Tom O'Neil
Contact Person/Phone Number:	Jason Kaldis (510)549-3584
	Owner: Elizabeth and Tom O'Neil
	Case File Number: V04-171
Planning Permits Required:	A Minor Variance to build a second floor addition within 4' of the side property line where 5' minimum setback is required.
	General Plan: Hillside 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; minor alterations to existing structures.
	Historic Status: Not a Potential Designated Historic Property (NDHP); Survey rating: XDC3
Service Delivery District:	2
City Council District:	4
For further information:	Contact case planner Jason Madani at (510) 238-4790 or jmadani@oaklandnet.com
