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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 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:**

## December 7, 2005

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.

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<b>1.</b>	<b>Location:</b> 6251 Girvin Drive (APN: 048D-7303-050-00) (10/25/05)
	<b>Proposal:</b> To convert an existing basement to 138 s.f. of new habitable space and construct 353 s.f. of new habitable space in additions at the rear, northwest portion of an existing 1,799 s.f. single-family residence, plus new upper and lower level rear decks.
	<b>Applicant:</b> Mercedes Corbell
<b>Contact Person/Phone Number:</b>	Mercedes Corbell (510)832-8970
	<b>Owner:</b> Bill and Toni Acree
<b>Case File Number:</b>	<b>VDRD05-575</b>
<b>Planning Permits Required:</b>	Special Residential Design Review per Chapter 17.146 for additions and alterations to an existing residence and a Minor Variance per Chapter 17.148 to exceed the 35' maximum building wall length that applies to structures located within 10' of side lot lines (or a distance equal to 20% of the lot width) on sloping lots (the existing wall length is 64', and the proposal adds 12' for a total length of 76' proposed).
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone.
<b>Environmental Determination:</b>	Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing structures.

*(continued on page 2)*

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**Historic Status:** Not a Potential Designated Historic Property  
**Service Delivery District:** 2  
**City Council District:** 4  
**For further information:** Contact case planner **Ann Clevenger** at (510) 238-6980 or [aclevenger@oaklandnet.com](mailto:aclevenger@oaklandnet.com)

2. **Location:** 6521 San Pablo Avenue (APN 016-1506-003-00) (5/10/05)  
**Proposal:** Construct a new 14-unit residential facility.  
**Applicant:** Levy Design Partners  
**Contact Person/Phone Number:** Toby Levy  
(415) 824-8822  
**Owner:** Raoul Arriaza, Ed Olson, Leonard Lee  
**Case File Number:** DR05-222  
**Planning Permits Required:** Regular Design Review to allow new residential construction.  
**General Plan:** Housing and Business Mix  
**Zoning:** C-30 District Thoroughfare Commercial Zone; S-18 Mediated Residential Design Review Combining Zone  
**Environmental Determination:** Exempt, Section 15332 of the State CEQA Guidelines; infill development projects  
**Historic Status:** Not a Potential Designated Historic Property (PDHP); Survey rating: X  
**Service Delivery District:** 2  
**City Council District:** 1  
**For further information:** Contact case planner **Darin Ranelletti** at (510) 238-3663 or [dranelletti@oaklandnet.com](mailto:dranelletti@oaklandnet.com)

3. **Location:** 4155 Norton Avenue (APN: 029 -1069-011-01)  
**Proposal:** Construction of new retaining wall related to slope stabilization on adjacent properties  
**Applicant:** Edward McNair  
**Contact Person/Phone Number:** Edward McNair  
(510)531-5198  
**Owner:** Edward McNair  
**Case File Number:** V05-517  
**Planning Permits Required:** Minor Variance to allow construction of retaining walls up to 8'-8" high where 6'-0" height maximum is allowed  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30 One-Family Residential Zone  
**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities  
**Historic Status:** Not a Potential Designated Historic Property (NHP); Survey rating: D3  
**Service Delivery District:** 4  
**City Council District:** 4  
**For further information:** Contact case planner **Caesar Quitevis** at (510) 238-6343 or [clquitevis@oaklandnet.com](mailto:clquitevis@oaklandnet.com)



