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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:**

**March 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> Two adjacent vacant parcels south of 6415 Thorndale Drive (APN 048G-7446-016-00 and 048G-7446-017-00)  |
|                                     | <b>Proposal:</b> CDV03-214 (Lot 16) Construct a single-family dwelling on vacant parcel.<br>CDV03-215 (Lot 17) Construct a single-family dwelling on vacant parcel. |
|                                     | <b>Applicant:</b> Dennis and Beverly Smith  |
| <b>Contact Person/Phone Number:</b> | Dennis Smith (415) 391-2841   |
|                                     | <b>Owners:</b> Dennis and Beverly Smith   |
| <b>Case File Numbers:</b>           | CDV03-214 (Lot 16)<br>CDV03-215 (Lot 17)  |

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**Planning Permits Required:** **Lot 16 and 17:** Minor Conditional Use Permit for a shared access facility to provide access to both dwellings from upper Thorndale Drive. **CDV03-214 (Lot 16):** Regular Design Review to construct a single-family dwelling in the S-11 zone, Minor Variances for a rear yard setback of 5'00" where a 49'00" rear yard setback is required, a building height of 56'00" where a maximum of 30'00" is permitted, and a building elevation of 1,351.5 feet above sea level where a maximum elevation of 1,320 feet or 24'00" above the elevation of the rear setback line is permitted. **CDV03-215 (Lot 17):** Regular Design Review to construct a single-family dwelling in the S-11 zone, Minor Variances for paving 44% of the area of the required front yard where a maximum of 25% front yard paving is permitted on a through lot and a building height of 43'06" where 30'00" is permitted.

**General Plan:** Hillside Residential  
**Zoning:** R-30 One-Family Residential Zone, S-11 Site Development and Design Review Combining Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; new construction of single-family dwellings within a residential zone.

**Historic Status:** No Historic Record – Vacant Parcels  
**Service Delivery District:** II  
**City Council District:** 1

**For Further Information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or by email: [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com).

2. **Location:** 1206-1208 38<sup>th</sup> Avenue (APN 033-2157-013-00) (11/29/04)  
**Proposal:** To legalize the reconstruction of exterior front and rear stairs of an existing two-family dwelling.

**Applicant/Phone Number:** Martin and Rosa Perez (510) 437-9324  
**Owner:** Martin and Rosa Perez  
**Case File Number:** VDRD04-542

**Planning Permits Required:** Minor Variance for exterior stairs with a 2' front yard setback where 20' is required and Special Residential Design Review for exterior modifications to a residential facility.

**General Plan:** Neighborhood Center Mixed Use  
**Zoning:** R-30 One-Family Residential Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; construction of a small structure

**Historic Status:** Not a Potential Designated Historic Property; Survey Rating: X  
**Service Delivery District:** 4  
**City Council District:** 5

**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com).

3. **Location:** 2372 East 15<sup>th</sup> Street (APN 020-0158-007-02) (12/15/04)  
**Proposal:** To legalize a six-foot tall fence located within the required front and street side yard.

**Applicant:** Andrew Boyenga  
**Contact Person/Phone Number:** Andrew Boyenga (209) 933-9414  
**Owner:** Andrew Boyenga  
**Case File Number:** CU04-576

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**Planning Permits Required:** Minor Conditional Use Permit to legalize a fence over 3.5 feet tall located within the required 15-foot front yard setback and the 7.5-foot street side yard.

**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-36 Small Lot Residential Zone

**Environmental Determination:** Exempt, Section 15303 of the State CEQA Guidelines; construction of small structures.

**Historic Status:** Potential Designated Historic Property (PDHP); Survey rating: Dc2+

**Service Delivery District:** 4  
**City Council District:** 5

**For further information:** Contact case planner **Leigh McCullen** at (510) 238-4977 or [lmccullen@oaklandnet.com](mailto:lmccullen@oaklandnet.com)

4. **Location:** 1789 Goss Street (APN 006-0037-011-00) (1/13/05)  
**Proposal:** Raise the existing single family dwelling and relocate to comply with the required side yard setback and add living space in the ground floor.

**Applicant:** Terry McGovern  
**Contact Person/Phone Number:** (510)625-9988  
**Owner:** Terry McGovern  
**Case File Number:** DR05-015

**Planning Permits Required:** Regular Design Review  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** R-36 Small Lot Residential Zone

**Environmental Determination:** Exempt, Section 15301 of the State CEQA Guidelines; minor alterations to existing facilities

**Historic Status:** Potential Designated Historic Property(PDHP); survey rating: Dc2+

**Service Delivery District:** 1  
**City Council District:** 3

**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)

5. **Location:** 73<sup>rd</sup> Avenue (APN 040A-3419-026-06) (11/17/03)  
**Proposal:** Private access easement to accommodate land proposed for subdivision under TPM-8290.

**Applicant:** Cindy Yip  
**Contact Person/Phone Number:** (510)530-2245  
**Owner:** Cindy Yip  
**Case File Number:** CU05-058

**Planning Permits Required:** Conditional Use Permit for a Private Access Easement  
**General Plan:** Detached Unit Residential  
**Zoning:** R-30, One-Family Residential Zone

**Environmental Determination:** Exempt, Section 15315of the State CEQA Guidelines; minor land divisions.

**Historic Status:** No historic record

**Service Delivery District:** 5  
**City Council District:** 6

**For further information:** Contact case planner **Pete Vollmann** at (510) 238-6167 or [pvollman@oaklandnet.com](mailto:pvollman@oaklandnet.com)



