
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 21, 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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|-------------------------------------|---|
| 1. | Location: 6181 Skyline Boulevard (APN 048G-7432-033-00) (4/19/02) |
| | Proposal: To construct a new single family dwelling of approximately 3,673 square feet on a downhill lot; NOTE this is a renotification due to a revised building design |
| | Applicant: John Cutrufelli |
| Contact Person/Phone Number: | John Cutrufelli
(415) 798-1629 |
| | Owner: John Cutrufelli |
| | Case File Number: CDV02-151 |
| Planning Permits Required: | Conditional Use Permit to allow a 40' high portion of building roof, Regular Design Review to build in the S-10 and S-11 Combining Zones, and Minor Variances to 1) permit construction to encroach in the six degree view plane, 2) to allow a building wall height of 32' where 30' maximum is permitted, 3) to allow a building length of 38' where 35' maximum is permitted, 4) to allow a 1' proposed front-yard setback at the garage corner, and 5) to allow a building width to exceed 60% of the lot width within the regular 20' front setback. |
| | General Plan: Hillside Residential |
| | Zoning: R-30 One Family Residential Zone, S-10 Scenic Route Combining Zone, S-11 Site Development and Design Review Combining Zone |

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Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: Vacant Lot
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

2. **Location:** **6426 Benevue St (APN 016-1410-016-02) (12/15/04)**
Proposal: To revise the roof design on a previously approved rear addition to a four-plex.
Contact Person/Phone Number: Bill Coburn
(510)893-8826
Owner: Morteza Javaheri
Case File Number: **REV04-020**
Planning Permits Required: Regular Design Review for an addition to a residential structure
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone, S-18 Mediated Residential Design Review Combining 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: D1+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com

3. **Location:** **5801 Bagshotte Drive (APN 048D-7282-055-00) vacant parcel at the intersection of Westover Drive and Bagshotte Drive across from 5800 Westover Drive (7/26/04)**
Proposal: To construct a new single family dwelling of approximately 3,385 square feet on an up-slope lot
Applicant: John Kinstle
Contact Person/Phone Number: John Kinstle
(510) 531-2660
Owner: Dianne Johengen
Case File Number: **DV04-361**
Planning Permits Required: Regular Design Review for residential construction in the S-10 Combining Zone and Minor Variances to allow a 5' side yard setback where a 11' minimum is required, and to allow a 27' driveway curb cut where a maximum 19' is allowed.
General Plan: Hillside Residential
Zoning: R-20 Low Density Residential Zone; S-10 Scenic Route Combining Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
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

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General Plan: Urban Residential
Zoning: R-40 Garden Apartment Residential Zone
Environmental Determination: Exempt, Section 15303 of the State CEQA Guidelines; new construction of small structures
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: C2+ (prior rating before fire destroyed structure)
Service Delivery District: 3
City Council District: 2
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

7. **Location:** 3821 Bayo Street (APN 030 -1920-031-00) (1/20/05)
Proposal: To legalize the construction of a front yard fence
Applicant: Catherine Marchetti
Contact Person/Phone Number: Catherine Marchetti
(510) 336-1903
Owner: Catherine Marchetti and Carol Reba Rose
Case File Number: CU05-027
Planning Permits Required: Conditional Use Permit to allow a 5' front yard fence height where 3'-6" is permitted
General Plan: Detached Unit Residential
Zoning: R-30 One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; alteration to existing facilities
Historic Status: Not a Potential Designated Historic Property; 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

8. **Location:** 406 Mc Auley St. (APN 016 -1399-006-00) (2/9/05)
Proposal: To construct a 24 square foot addition (enclosed landing to basement stairs) to and existing 1,428 square foot single-family dwelling.
Applicant: Anne-Catrin Schultz
Contact Person/Phone Number: Anne-Catrin Schultz
(510)282-4998
Owner: Ken Harlan
Case File Number: V05-56
Planning Permits Required: Minor Variance to locate an addition 2'-7" from the side lot line where 5' minimum is required and 9'-5 1/2" from the rear lot line where 15' minimum is required.
General Plan: Mixed Housing Type Residential
Zoning: R-30 Special One-Family Residential Zone
Environmental Determination: Exempt, Section 15301 of the State CEQA Guidelines; small additions
Historic Status: Potential Designated Historic Property (PDHP); Survey rating: D2+
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Ann Clevenger** at (510) 238-6980 or aclevenger@oaklandnet.com

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General Plan: Mixed Housing Type Residential
Zoning: R-40 Garden Apartment Residential Zone; S-18 Mediated Residential Design Review Combining Zone
Environmental Determination: Exempt, Section 15315 of the State CEQA Guidelines; minor land divisions
Historic Status: Not a Potential Designated Historic Property (NHP), Survey rating =X
Service Delivery District: 2
City Council District: 1
For further information: Contact case planner **Caesar Quitevis** at (510) 238-6343 or clquitevis@oaklandnet.com

12. **Location:** 1601 39th Avenue (APN 033 -2138-040-00) (10/21/04)
Proposal: The applicant proposes to subdivide the property into 2 condominiums for an existing building
Applicant: Amanda Kobler/OCHI
Contact Person/Phone Number: Amanda Kobler/OCHI (510) 763-7676
Owner: Fruitvale Trust
Case File Number: TPM 8517
Planning Permits Required: Tentative Parcel Map to create a 2 unit residential condominium.
General Plan: Mixed Housing Type Residential
Zoning: R-50 Medium Density Residential Zone
Environmental Determination: Exempt, Section 15301(K) of the State CEQA Guidelines; Subdivision of buildings for common-interest ownership
Historic Status: No historic record
Service Delivery District: 4
City Council District: 5
For further information: Contact case planner **Robert D. Merkamp** at (510) 238-6283 or rmerkamp@oaklandnet.com
