

**APPLICATIONS ON FILE**  
**June 21, 2019**

**CITY OF OAKLAND**  
**BUREAU OF PLANNING/ZONING DIVISION**  
**250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor, Suite 2114**  
**Oakland, California 94612**

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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 visiting our offices. The case Planner does not need to be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning-Zoning Division, to the attention of the designated case Planner, and by the end of the 17-day public comment period:**

**Monday, July 8, 2019**

**In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case Planner promptly.**

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please provide the case Planner with a regular mail or email address.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Bureau of Planning-Zoning Division, and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned public comment period described above. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.

Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any of 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:** 905 72<sup>nd</sup> AVENUE, OAKLAND, CA 94621  
                      **APN:** 041 415301302  
                      **Proposal:** Revision to an approved project to construct a new six-story, 59 unit multi-family 100% affordable housing residential building with a 9% (5 unit) density bonus and density incentives for height, building height setback, parking of 25 off-street spaces; and removal of private open space balconies for 5,154 square-foot total group open space.  
**Applicant / Phone Number:** Jake Rosen / (510) 841-4410 Ext. 329  
                                  **Owner:** Resources for Community Development  
                                  **Case File Number:** PLN15237-R01  
**Planning Permits Required:** Regular Design Review DR for 59 units of affordable housing and density bonus. Major Conditional Use and Major CUP for Service-enriched housing.  
                                  **General Plan:** Urban Residential  
                                  **Zoning:** S-15  
**Environmental Determination:** 15332-In Fill Development; and  
                                  15183-Projects Consistent with a Community Plan or Zoning  
                                  **Historic Status:** Not a PDHP, API: N/A, ASI: N/A, Historic District: N/A, OCHS Rating: D3, Heritage Property: N/A, Local Register: N/A, Landmark: N/A  
                                  **City Council District:** 7  
                                  **Action to be Taken:** Pending  
                                  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Heather Klein** at **510-238-3659** or by email: [hklein@oaklandnet.com](mailto:hklein@oaklandnet.com)

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2.                   **Location:** 1280 64<sup>TH</sup> AVENUE, OAKLAND, CA 94621  
                      **APN:** 041 405204100  
                      **Proposal:** Regular Design Review for one-story 913 single-family addition to an existing one-story 573 single-family dwelling (more than 100 % floor-area addition).  
**Applicant / Phone Number:** Arnoldo Hernandez / (510) 415-0583  
                                  **Owner:** Muse Soney M.  
                                  **Case File Number:** PLN18318  
**Planning Permits Required:** Regular Design Review for one-story 913 single-family addition to an existing one-story 573 single-family dwelling (more than 100 % floor-area addition).  
                                  **General Plan:** Urban Residential; Detached Unit Residential  
                                  **Zoning:** RD-2  
**Environmental Determination:** 15301-Existing Facilities; and  
                                  15183-Projects Consistent with a Community Plan or Zoning  
                                  **Historic Status:** OCHS Rating: D3  
                                  **City Council District:** 6  
                                  **Action to be Taken:** Pending  
                                  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Michele Morris** at **510.238.2235** or by email: [Mmorris2@oaklandca.gov](mailto:Mmorris2@oaklandca.gov)

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3.                                   **Location:** 2121 HARRISON STREET, OAKLAND, CA 94612  
  **APN:** 008 065302400  
**Proposal:** To install a small cell site telecommunication facility on an existing 25' tall City street light pole located within the public right-of-way. The project involves The installation of one (1) canister antenna within an antenna shroud, located on top of the extended pole (28'-6" high), and install two remote radio units mounted at 11'-11" and 14'-9" above ground.

**Applicant / Phone Number:** Justin Giarritta / (707) 225-2865  
**Owner:** Catholic Cathedral Corporation of The East Bay  
**Case File Number:** PLN19063  
**Planning Permits Required:** Minor Conditional Use to install and operate a Telecommunications Facility-Monopole in the PROW.  
Regular Design Review to install a Monopole with antenna.

**General Plan:** Central Business District  
**Zoning:** CBD-C  
**Environmental Determination:** 15301-Existing Facilities; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** OCHS Rating: Non-Historic Area  
**City Council District:** 3  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Eva Wu** at (510) 238-3785 or by email:  
[ewu@oaklandca.gov](mailto:ewu@oaklandca.gov)

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4.                                   **Location:** 5300 SAN PABLO AVENUE, OAKLAND, CA 94608  
  **APNs:** 013 118601303, 013 118602300  
**Proposal:** Tentative Parcel Map (TPM10975) for the creation of three condominium units, two residential and one commercial, in a mixed-use triplex that is under construction.  
Project was previously approved under CDV13267 & TTM8161 for an eight-lot mini-lot development.

**Applicant / Phone Number:** Francesca Boyd / (510) 301-9630  
**Owner:** 53rd Street San Pablo Avenue LLC. & KG. Partners LP.  
**Case File Number:** PLN19109  
**Planning Permits Required:** New Condos, Tentative Parcel Map and Tentative Parcel Map for new Condominiums units.

**General Plan:** Community Commercial  
**Zoning:** CC-2  
**Environmental Determination:** 15332-In Fill Development; and  
15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 1  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email:  
[BLenoir@oaklandnet.com](mailto:BLenoir@oaklandnet.com)

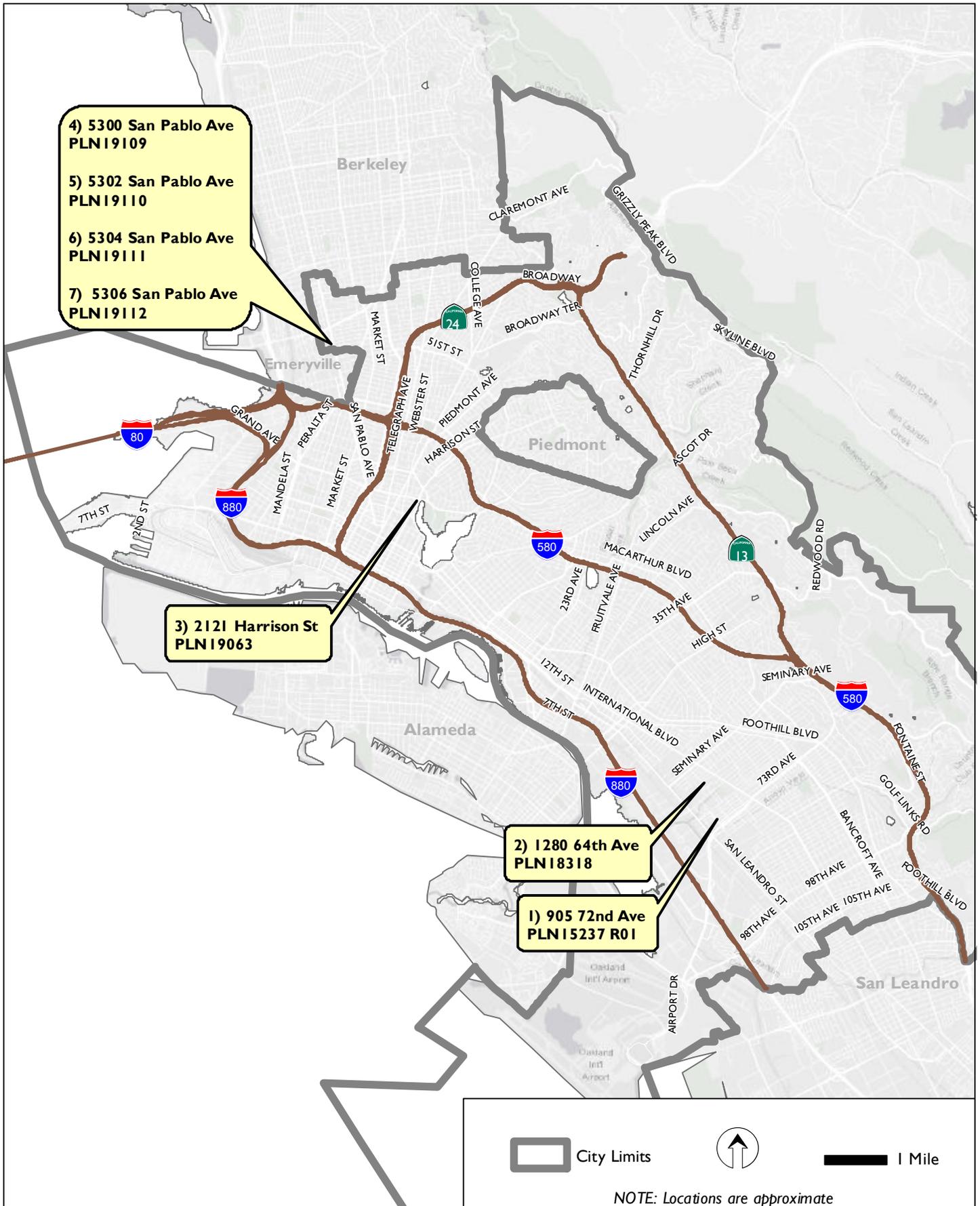
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5.                           **Location:** 5302 SAN PABLO AVENUE, OAKLAND, CA 94608  
                                  **APN:** 13 118602400  
**Proposal:** Tentative Parcel Map (TPM10976) for the creation of three condominium units, two residential and one commercial, in a mixed-use triplex that is under construction.  
                                  Project was previously approved under CDV13267 & TTM8161 for an eight-lot mini-lot development.  
**Applicant / Phone Number:** Francesca Boyd / (510) 301-9630  
                                  **Owner:** 53rd Street San Pablo Avenue LLC. & KG. Partners LP.  
                                  **Case File Number:** PLN19110  
**Planning Permits Required:** New Condos Tentative Parcel Map Tentative Parcel Map for new condominiums units.  
                                  **General Plan:** Community Commercial  
                                  **Zoning:** CC-2  
**Environmental Determination:** 15332-In Fill Development; and  
                                  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** Non-Historic Property  
                                  **City Council District:** 1  
                                  **Action to be Taken:** Pending  
                                  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email: [BLenoir@oaklandnet.com](mailto:BLenoir@oaklandnet.com)

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6.                           **Location:** 5304 SAN PABLO AVENUE, OAKLAND, CA 94608  
                                  **APN:** 013 118602500  
**Proposal:** Tentative Parcel Map (TPM10977) for the creation of three condominium units, two residential and one commercial, in a mixed-use triplex that is under construction.  
                                  Project was previously approved under CDV13267 & TTM8161 for an eight-lot mini-lot development.  
**Applicant / Phone Number:** Fancesca Boyd / (510) 301-9630  
                                  **Owner:** 53rd Street San Pablo Avenue LLC. & KG. Partners LP.  
                                  **Case File Number:** PLN19111  
**Planning Permits Required:** New Condos Tentative Parcel Map Tentative Parcel Map for new condominiums units.  
                                  **General Plan:** Community Commercial  
                                  **Zoning:** CC-2  
**Environmental Determination:** 15332-In Fill Development; and  
                                  15183-Projects Consistent with a Community Plan, General Plan or Zoning  
                                  **Historic Status:** Non-Historic Property  
                                  **City Council District:** 1  
                                  **Action to be Taken:** Pending  
                                  **Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Brittany Lenoir** at (510) 238-4977 or by email: [BLenoir@oaklandnet.com](mailto:BLenoir@oaklandnet.com)





- 4) 5300 San Pablo Ave  
PLN19109
- 5) 5302 San Pablo Ave  
PLN19110
- 6) 5304 San Pablo Ave  
PLN19111
- 7) 5306 San Pablo Ave  
PLN19112

3) 2121 Harrison St  
PLN19063

2) 1280 64th Ave  
PLN18318

1) 905 72nd Ave  
PLN15237 R01

 City Limits
 
 1 Mile

NOTE: Locations are approximate

