

**APPLICATIONS ON FILE**  
**June 23, 2017**

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

---

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:**

**July 10, 2017**

**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.

1. **Location:** 5040 MOUNTAIN BOULEVARD, OAKLAND, CA 94619  
**APN:** 037 260502901  
**Proposal:** Revision to a previously approved Planning Permit/ Minor Conditional Use Permit (CU08033) to expand an existing Child Day Care Activity to 12 additional children for a total of 40 children.  
**Applicant / Phone Number:** Renata Zimany / (510) 717-8794  
**Owners:** Zimany Francois & Renata  
**Case File Number:** CU08033-R01  
**Planning Permits Required:** Minor Conditional Use Permit to operate a Community Education Facility in the RH-4 Zone.  
**General Plan:** Hillside Residential  
**Zoning:** RH-4  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 4  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

2. **Location:** 6500 SAN PABLO AVENUE, OAKLAND, CA 94608  
**APN:** 016 145301303  
**Proposal:** To construct a five -story mixed-use building with ten (10) residential units, 1,106 square feet of ground-floor commercial space, and seven (7) off-street parking spaces.  
**Applicant / Phone Number:** Derek Vinh / 650-741-6968  
**Owner:** Leggett Leonard L  
**Case File Number:** PLN17067  
**Planning Permits Required:** Regular Design Review for new construction; and  
 Tentative Parcel Map Subdivision for new residential condominiums (TPM10711).  
**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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

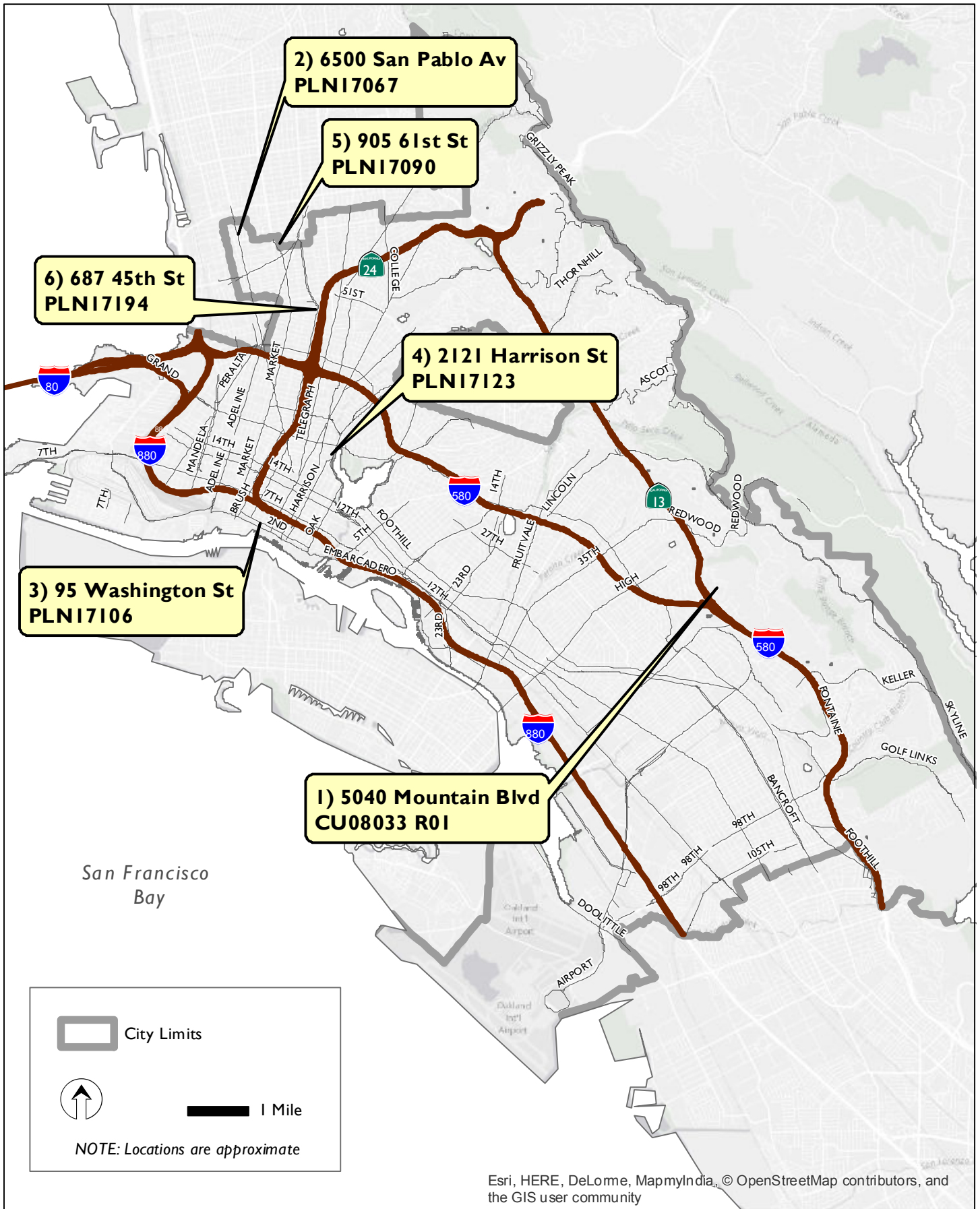
3. **Location:** 95 WASHINGTON STREET, OAKLAND, CA 94607 (APN: 018 041000105)  
**Proposal:** To operate and provide team building therapy sessions (puzzle escape room) in a commercial building.  
**Applicant / Phone Number:** Saiya Yocum / (805) 300-1896  
**Owner:** City of Oakland  
**Case File Number:** PLN17106  
**Planning Permits Required:** Minor Conditional Use Permit for Personal Instruction and Improvement Services.  
**General Plan:** EPP Retail Dining Entertainment 1; General Industry and Transportation  
**Zoning:** C-45; IG; M-40  
**Environmental Determination:** 15301-Existing Facilities; and  
 15183-Projects Consistent with a Community Plan, General Plan or Zoning  
**Historic Status:** Non-Historic Property  
**City Council District:** 3  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Jose Herrera** at (510) 238-3808 or by email: [jherrera@oaklandnet.com](mailto:jherrera@oaklandnet.com)

4. **Location:** 2121 HARRISON STREET, OAKLAND, CA 94612 (APN: 008 065302400)  
**Proposal:** To install a wireless telecommunication monopole on an existing 30 feet tall City light pole, located in the Public Right-of-Way. The project involves the replacement of an existing light pole; install one (1) antenna panel measuring 24" long and 14.6" in diameter, located within shroud at height of 33'-8" and two radio units (12.05" wide and 27.17" tall) mounted at a height of 10' and 13'-5" above ground.  
**Applicant / Phone Number:** Black & Veatch - Ana Gomez / (913) 458-9148  
**Owner:** Catholic Cathedral Corporation of the East Bay  
**Case File Number:** PLN17123  
**Planning Permits Required:** Minor Conditional Use Permit to install a telecommunication facility (Monopole) CBD-C Zone; and  
 Regular Design Review for the installation of a new Monopole.  
**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:** Preliminary \*a1\*, Lake Merritt Area, API (Area of Primary Importance)  
**City Council District:** 3  
**Action to be Taken:** Pending  
**Finality of Decision:** Appealable to Planning Commission  
**For Further Information:** Contact case Planner **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

5. **Location:** 903 – 905 61<sup>ST</sup> STREET, OAKLAND, CA 94608  
**APNs:** 015 134600701, 015 134600702, 015 134600703  
**Proposal:** To subdivide one lot that contains a duplex and two off-street parking spaces into two new lots, demolish a garage and construct a new detached two-story single-family dwelling with one additional off-street parking space.  
**Applicant / Phone Number:** Michael Wlosek / (415) 806-0539  
**Owner:** Villar Monica C  
**Case File Number:** PLN17090  
**Planning Permits Required:** Tentative Parcel Map Subdivision to subdivide one lot into two lots (TPM 10647); Minor Conditional Use Permit for a Mini-Lot subdivision; Regular Design Review to demolish a garage and construct a 1,815 square foot, two-story single-family dwelling; and Minor Variance for new building construction where 15 feet is required and a setback between 1 foot and 12 feet is proposed from the front property line.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-4/C  
**Environmental Determination:** 15315-Minor Land Divisions; 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 **Jason Madani** at (510) 238-4790 or by email: [jmadani@oaklandnet.com](mailto:jmadani@oaklandnet.com)

6. **Location:** 687 45<sup>TH</sup> STREET, OAKLAND, CA 94609 (APN: 013 109303000)  
**Proposal:** To subdivide a parcel into two new parcels containing two existing detached principal buildings and construct one-story 350 square foot rear addition to both buildings.  
**Applicant / Phone Number:** John Lee / (501) 505-9933  
**Owner:** Wong Jeffrey  
**Case File Number:** PLN17194  
**Planning Permits Required:** Tentative Parcel Map Subdivision to create two new parcels (TPM10670); Minor Conditional Use Permit to waive all subdivision requirements when subdividing between existing buildings and for a new Shared Access Facility between parcels; and Regular Design Review for building alterations.  
**General Plan:** Mixed Housing Type Residential  
**Zoning:** RM-2  
**Environmental Determination:** 15315-Minor Land Divisions; 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)

=END=



# Applications on File for the Week of June 23, 2017