



**Residential Appeals Committee**

*Chris Pattillo, Chair  
Amanda Monchamp  
Jahmese Myres*

**December 2 , 2015  
Regular Meeting**

**Notice – Staff reports are now available on-line. See web site download instructions below.**

**CONVENE**

**4:00 P.M.**

**Mark Dunakin Hearing Room 1, City Hall  
One Frank Ogawa Plaza**

**ROLL CALL**

**DISCUSSION**

**APPEALS**

The Residential Appeals Committee will take testimony on each appeal. If you challenge a Residential Appeals Committee decision in court, you will be limited to issues raised at the public hearing or in correspondence delivered to the Zoning Division, Community and Economic Development Agency, at, or prior to, the public hearing; provided, however, such issues were previously raised in the appeal itself.

Following testimony, the Residential Appeals Committee will vote on the report prepared by staff. If the Residential Appeals Committee reverses/overturns the staff decision and no alternate findings have been prepared, then the vote on the matter will be considered a “straw” vote, which essentially is a non-binding vote directing staff to return to the Residential Appeals Committee at a later date with appropriate findings and, as applicable, conditions of approval that the Residential Appeals Committee will consider in making a final decision.

Unless otherwise noted, the decisions in the following matters are final and not administratively appealable. Any party seeing to challenge these decisions in court must do so within ninety (90) days of the date of the announcement of the final decision, pursuant to Code of Civil Procedure section 1094.6, unless a shorter period applies.

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***For further information on any case listed on this agenda, please contact the case planner indicated for that item. For further information on Historic Status, please contact the Oakland Cultural Heritage Survey at 510-238-6879. For other questions or general information on the Oakland City Planning Commission, please contact the Community and Economic Development Agency, Planning and Zoning Division, at 510-238-3941.***

Staff reports are available on-line, generally one week prior to each meeting, at [www.oaklandnet.com](http://www.oaklandnet.com) by searching “Frequently Visited Pages” located on the City of Oakland Homepage. Clicking on “Planning Commission Meetings” will open a menu of Planning Commission and Committee Agendas. Staff reports are available by clicking on the highlighted case file number. For further information, please call 510-238-3941.

♿ This meeting is wheelchair accessible. To request materials in alternative formats, or to request an ASL interpreter, or assistive listening device, please call the Planning Department at 510-238-3941 or TDD 510-238-3254 at least three working days before the meeting. Please refrain from wearing scented products to this meeting so attendees who may experience chemical sensitivities may attend. Thank you.



<b>1.</b>	<b>Location:</b>	<b>0 Whitney Street adjacent to 6535 Whitney Street</b>
	<b>Assessor's Parcel Number:</b>	<b>016-1429-010-00</b>
	<b>Proposal:</b>	To appeal a decision by the Zoning Manager to approve a project to construct a new 1,940 square foot two-story single family dwelling on a vacant parcel. The application # PLN14-348 was submitted on December 4, 2014 and approved on February 23, 2015.
	<b>Appellants/</b>	<b>Janet Lauphlin and neighbors</b>
	<b>Phone Number:</b>	<b>707-631-7532</b>
	<b>Property Owners:</b>	<b>Getaway Farms LLC. &amp; Dogtown Development LLC. Francesca Boyd</b>
	<b>Case File Number:</b>	<b>PLN14348-A01 (appeal of case no. PLN14-348)</b>
	<b>Planning Permits Required:</b>	<b>Design review to construct a new two-story single family dwelling; Minor Conditional Use Permit to establish a common driveway between two parcels to access required parking spaces; Minor Variance to allow building encroach into required front yard setback (8'-0" proposed where 15' is required).</b>
	<b>General Plan:</b>	<b>Mixed Housing Type Residential</b>
	<b>Zoning:</b>	<b>RM-2 Mixed Housing Type residential-2 Zone.</b>
	<b>Environmental Determination:</b>	<b>Exempt, Section 15303 (a, e) of the State CEQA Guidelines: New Construction or Conversion of Small Structures ); Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning</b>
	<b>Historic Status:</b>	<b>Non-historic property</b>
	<b>Service Delivery District:</b>	<b>II</b>
	<b>City Council District:</b>	<b>1</b>
	<b>Date submitted:</b>	<b>March 5<sup>th</sup>, 2015</b>
	<b>Staff Recommendation:</b>	<b>Deny the appeal and uphold the Zoning Manager's decision</b>
	<b>Finality of Decision:</b>	<b>Final (Not Appealable pursuant to OMC Sec. 17.132.030)</b>
	<b>For Further Information:</b>	<b>Contact case planner Jason Madani, Planner II at (510) 238-4790 or Jmadani@oaklandnet.com</b>

**OPEN FORUM**

At this time members of the public may speak on any item of interest within the Committee's jurisdiction, generally subject to a two-minute time limit per speaker.

**ADJOURNMENT** By 6:30 unless extended by a majority of Commissioners present.

**NEXT REGULAR MEETING:** To be determined