



Residential Appeals Committee

*Chris Pattillo, Chair
Amanda Monchamp
Tom Limon*

December 21, 2016
Regular Meeting

CONVENE 4:00 PM, Council Chambers, City Hall, One Frank Ogawa Plaza

ROLL CALL

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.

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, Planning and Building Department, 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.

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 Planning and Building Department at 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 and Building 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.

El lugar de la reunión es accesible en silla de ruedas. Para solicitar materiales en formatos alternativos o solicitar un intérprete de lenguaje de señas o un aparato para escuchar, por favor llame al Departamento de Planificación y Construcción al 510-238-3941 o TDD 510-238-3254 al menos tres días hábiles antes de la reunión. Por favor absténgase de usar perfumes en esta reunión para que las personas sensitivas a perfume puedan asistir.

此會議場地有適合輪椅出入設施。如需要其他格式的會議資料，或ASL手語服務，或助聽器，請於會議至少三(3)天以前聯絡規劃及建設局，以便安排服務，電話510-238-3941或TDD 510-238-3254。請勿塗搽香氛產品，參加者可能對化學成分敏感。多謝。



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.

Staff reports are available on-line, generally one week prior to each meeting, at 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.

Location:	0 Castle Drive. Vacant lot, adjacent to 6035 Castle Drive
Assessor’s Parcel Number:	048D-7268-01-00
Proposal:	Appeal of Zoning Manager’s approval of Design Review, Minor Variance and Creek Permit to construct a new 2,883 square foot two-story single family dwelling on a vacant parcel.
Appellant:	Larry and Maria Sager
Phone Number:	510-336-9854
Owner:	David Eckert
Case File Number	APL15023 (PLN14316/CP14097)
Planning Permits Required:	Design Review to construct a new two-story single family dwelling; Minor Variance for reduced front yard setback where 5’ is required and 3’- 11” is proposed ; and Creek Permit, Category 4, to construct a new single family dwelling located on a down sloped parcel approximately 13’-1” away from the creek bank.
General Plan:	Hillside Residential
Zoning:	RH-3 Residential Hillside -3 Zone.
Environmental Determination:	Exempt, Section 15303 (a) of the State CEQA Guidelines: New Construction of Small Structures ; Section 15183 of the State CEQA Guidelines: Projects Consistent with a Community Plan, General Plan or Zoning
Historic Status:	Not a historic property
Service Delivery District:	2
City Council District:	4
Date Filed:	December 14, 2015
Staff Recommendation:	Deny the Appeal and uphold the Zoning Manager’s decision
Finality of Decision:	Final (Not Appealable pursuant to OMC Sec. 17.132.030)
For Further Information:	Contact case planner Jason Madani, Planner II at (510) 238-4790 or by email at jmadani@oaklandnet.com

ADJOURNMENT By 6:00pm unless extended by a majority of Commissioners present.

NEXT REGULAR MEETING: To be determined