



Residential Appeals Committee

*Chris Pattillo, Chair
Amanda Monchamp
Tom Limon*

January 18, 2017
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 Manzanita Drive Street
Assessor’s Parcel Number:	048E-7320-028-00
Proposal:	Appeal of Zoning Administrator’s approval of application to construct a new single family dwelling on a vacant lot.
Appellant:	Matthew Brady (925)580-5373
Contact Person/Phone Number:	John Newton (510)526-7370
Owner:	David Montalbo & Tambri Hayden.
Case Number:	PLN15081-A01
Planning Permits Required:	Regular Design Review for a new residential development; Minor Variance to allow the building to exceed the 18 foot height limit above the edge of pavement height for down-sloping lots, and Minor Conditional Use Permit to allow a maximum building height of 34 feet 9 inches.
General Plan:	Hillside Residential
Zoning:	RH-4 Urban Residential Zone 4
Environmental Determination:	Exempt: Section 15303 of the State CEQA Guidelines, new construction of small structures; Section 15183, projects consistent with a community plan, general plan or zoning
Historic Status:	Not a Potential Historic Property (PDHP); Survey rating: N/A
City Council District:	4
Status:	Pending
Action to be Taken:	Hold a public hearing on the appeal
Staff Recommendation:	Deny appeal and uphold Zoning Administrator’s approval
Finality of Decision:	Final Decision
For further information:	Contact case planner Maurice Brenyah-Addow at 510-238-6342 or by email at mbrenyah@oaklandnet.com

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

NEXT REGULAR MEETING: To be determined