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# Residential Appeals Committee of the Planning Commission

## AGENDA

### COMMISSIONERS:

*Alex Randolph, Chair*

*Vince Sugrue*

*Josie Ahrens*

**April 10, 2024**  
Regular Meeting

**RESIDENTIAL APPEALS COMMITTEE OF THE PLANNING  
COMMISSION MEETINGS NOW BEING HELD IN-PERSON**

**3:00pm**

**BUSINESS MEETING**    **3:00pm**    **Council Chamber, City Hall, 1 Frank H. Ogawa Plaza, Oakland**

Persons wishing to address the Commission on any item on the agenda, including Open Forum and Director's Report, should fill out a speaker card and give it to the Secretary. **Agenda items will be called at the discretion of the Chair not necessarily in the order they are listed on the Agenda.** Speakers are generally limited to two minutes at the discretion of the Chair. Applicants and appellants are generally limited to five minutes at the discretion of the Chair.

The order of items will be determined under Agenda Discussion at the beginning of the meeting. With the exception of Open Forum, a new item will not be called after **6:15pm**, and the meeting will adjourn no later than **6:30pm**, unless the meeting is extended by the Chair with the consent of a majority of Commissioners present.

Please work with the Case Planner listed for each item prior to the meeting regarding items that may be continued. Any agenda item may be continued without the hearing on the matter being opened, or public testimony taken, at the discretion of the Chair. Persons wishing to address the continued item may do so under Open Forum.

*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。

Staff reports are available online, generally by 5:00pm the Friday before the meeting, at [www.oaklandca.gov/PlanningCommission](http://www.oaklandca.gov/PlanningCommission). You will need to ensure that your computer will accept pop-ups from the host site (oaklandca.gov) and that your computer has a later version of Adobe Acrobat Reader installed. For further information, please email Deb French at [oaklandplanningcommission@oaklandca.gov](mailto:oaklandplanningcommission@oaklandca.gov).

Paper staff reports for items listed on this agenda can be requested with advance notice of three days, and will be made available at the Permit Center, 250 Frank H. Ogawa Plaza, Oakland, California 94612, at the cost per copy included in the City of Oakland Master Fee Schedule.

Please note that the descriptions of the applications found below are preliminary in nature.

While attending Design Review Committee Meetings, parking in the Dalziel Building Garage (located on 16<sup>th</sup> St between San Pablo Ave and Clay St) is free. As of September 2023, parkers will use the [ParkMobile](#) parking app on a mobile device to manage their parking, and the promotion code for free parking will be provided at the meeting.

Applicants or members of the public who wish to make electronic presentations (e.g., PowerPoint presentations): Please contact Deb French at [oaklandplanningcommission@oaklandca.gov](mailto:oaklandplanningcommission@oaklandca.gov) or (510)368-1654 at least 48 hours prior to the meeting.

Interested parties are encouraged to electronically submit written material on agenda items in advance of the meeting and prior to the close of the public hearing on the item directly to the Design Review Committee and/or Case Planner. Email addresses for the Commissioners can be found on the Planning Commission webpage on the City of Oakland website: <https://www.oaklandca.gov/teams/design-review-committeemembers>. An agenda item Case Planner email address can be found on the item overview within the Agenda.

## MEETING CALL TO ORDER



**WELCOME BY THE CHAIR**

**ROLL CALL**

**COMMITTEE MATTERS**

**AGENDA DISCUSSION**

**OPEN FORUM**

At this time members of the public may speak on any item of interest that is not on the Agenda within the Committee’s jurisdiction. At the discretion of the Chair, speakers are generally limited to two minutes if there are six or less speakers on an item, and one minute or less if there are more than six speakers.

**NEW BUSINESS**

<b>#1</b>	<b>Location:</b>	<b>13193 Skyline (also known as 13175 Skyline) Boulevard</b>
	<b>Assessor’s Parcel Number:</b>	<b>037A314204800</b>
	<b>Proposal:</b>	Construction of a two-story, 5,537 square-foot, single-family dwelling with an attached two-car garage on a vacant, 103,852 square-foot, downslope parcel within 100’ of an existing creek.
	<b>Applicant:</b>	Johnny Hoang / (510) 520-8300
	<b>Owner:</b>	Lijun Chen
	<b>Appellant:</b>	Ifeoma Adams
	<b>Case File Number:</b>	<b>PLN21243-A01</b>
	<b>Original Case File Number:</b>	<b>PLN21243 and CP23077</b>
	<b>Planning Permits Required:</b>	Regular Design Review for a new dwelling unit; a Creek Protection Permit Category III, Section 13.16 of the City of Oakland Creek Protection Ordinance, related to construction within 100’ of an existing creek and consideration of a downgrade to Category II due to the project’s unlikely significant adverse impact to the creek, based on the project design, distance from the creek and creek protection measures.
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-1 Zone
	<b>Environmental Determination:</b>	Exempt per the state CEQA Guidelines Section 15303 - New Construction of Small Structures; Section 15333 – Small Habitat Restoration Project and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning
	<b>Historic Status:</b>	Not a historic property
	<b>City Council District:</b>	6
	<b>Status:</b>	The Zoning Decision Letter was mailed on November 17, 2023, and the Project was appealed on November 27, 2023.
	<b>Staff Recommendation:</b>	Deny the Appeal and uphold the Zoning Manager’s decision.
	<b>Finality of Decision:</b>	The decision of the Residential Appeals Committee is final.
	<b>For Further Information:</b>	<b>Contact Case Planner Heather Klein at (510) 238-3659 or <a href="mailto:hklein@oaklandca.gov">hklein@oaklandca.gov</a></b>



**ADJOURNMENT** By **6:30pm** unless a later time is agreed upon by a quorum of the Committee.

**HEATHER KLEIN**

Bureau of Planning  
Zoning Area Supervisor, Acting Residential Appeal  
Committee Secretary

**NEXT REGULAR MEETING: TBD**