



## Residential Appeals Committee

*Clark Manus, Chair*  
*Sahar Shirazi*  
*Nischit Hegde*

**December 4, 2019**  
**Regular Meeting**

**CONVENE** 5:00 PM, Hearing Room 1, 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.

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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 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.oaklandca.gov](http://www.oaklandca.gov). Type "Residential Appeals Committee" in the search bar to go directly to the committee's page. Staff reports are available by clicking on the highlighted case file number. For further information, please call 510-238-3941.

1.	<b>Location:</b>	<b>0 Wood Drive (vacant parcel located between 6303 &amp; 6311 Wood Drive)</b>
	<b>Assessor's Parcel Number(s):</b>	<b>048C-7179-023-00</b>
	<b>Proposal:</b>	An Appeal of the Zoning Administrator's approval of an application to construct a new single-family dwelling on a vacant lot
	<b>Case File Numbers:</b>	<b>APL19017 (Appeal of PLN18513)</b>
	<b>Appellants:</b>	Kim Cardoso & Michael Steel
	<b>Owner:</b>	Jonathon Quint & Mary Lynn Hansen
	<b>Planning Permits Required:</b>	Regular Design Review for new construction of a dwelling unit
	<b>General Plan:</b>	Hillside Residential
	<b>Zoning:</b>	RH-4/S-9
	<b>Environmental Determination:</b>	Exempt, CEQA Section 15303: new construction of small structures; Section 15183: projects consistent with a community plan, general plan, or zoning.
	<b>Historic Status:</b>	Not a Potential Historic Property (PDHP); Survey rating: N/A
	<b>City Council District:</b>	4
	<b>Staff Recommendation</b>	Deny the Appeal and uphold the Zoning Manager's Approval
	<b>Finality of Decision:</b>	Final Decision, Not Administratively Appealable per OMC 17.132.030
	<b>For Further Information:</b>	Contact Case Planner <b>Alexi Wordell</b> at (510) 238-3717 or by email at <a href="mailto:awordell@oaklandca.gov">awordell@oaklandca.gov</a> .

**ADJOURNMENT** By 8:00pm unless extended by a majority of Commissioners present.

**NEXT REGULAR MEETING:** To be determined