

DET26003-A01

1901 Asilomar Drive

RESIDENTIAL APPEALS COMMITTEE STAFF PRESENTATION

APRIL 15TH, 2026

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Permit History

Application submitted in 2023 for renovation, creation of ADU, and expansion of Home. Approved in December 2023 under PLN23090

Construction begins in August 2024.

Applicant submits revisions to bring project into compliance with FAR requirements in January 2026.

On February 13th, 2026, issued a DET260003 that the revisions constituted a minor change.

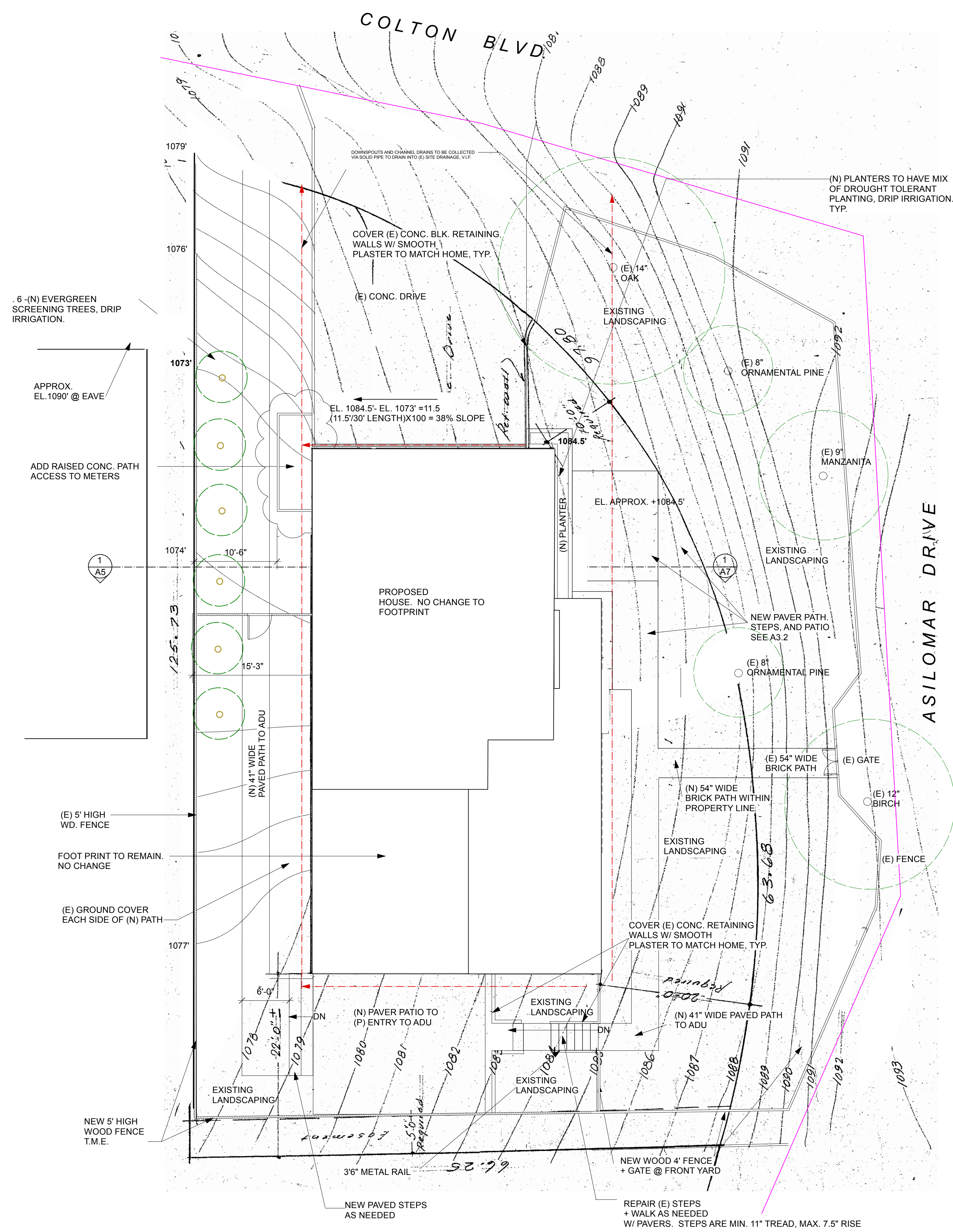
On February 20th, 2026, an appeal of DET260003 was filed.

Project Description

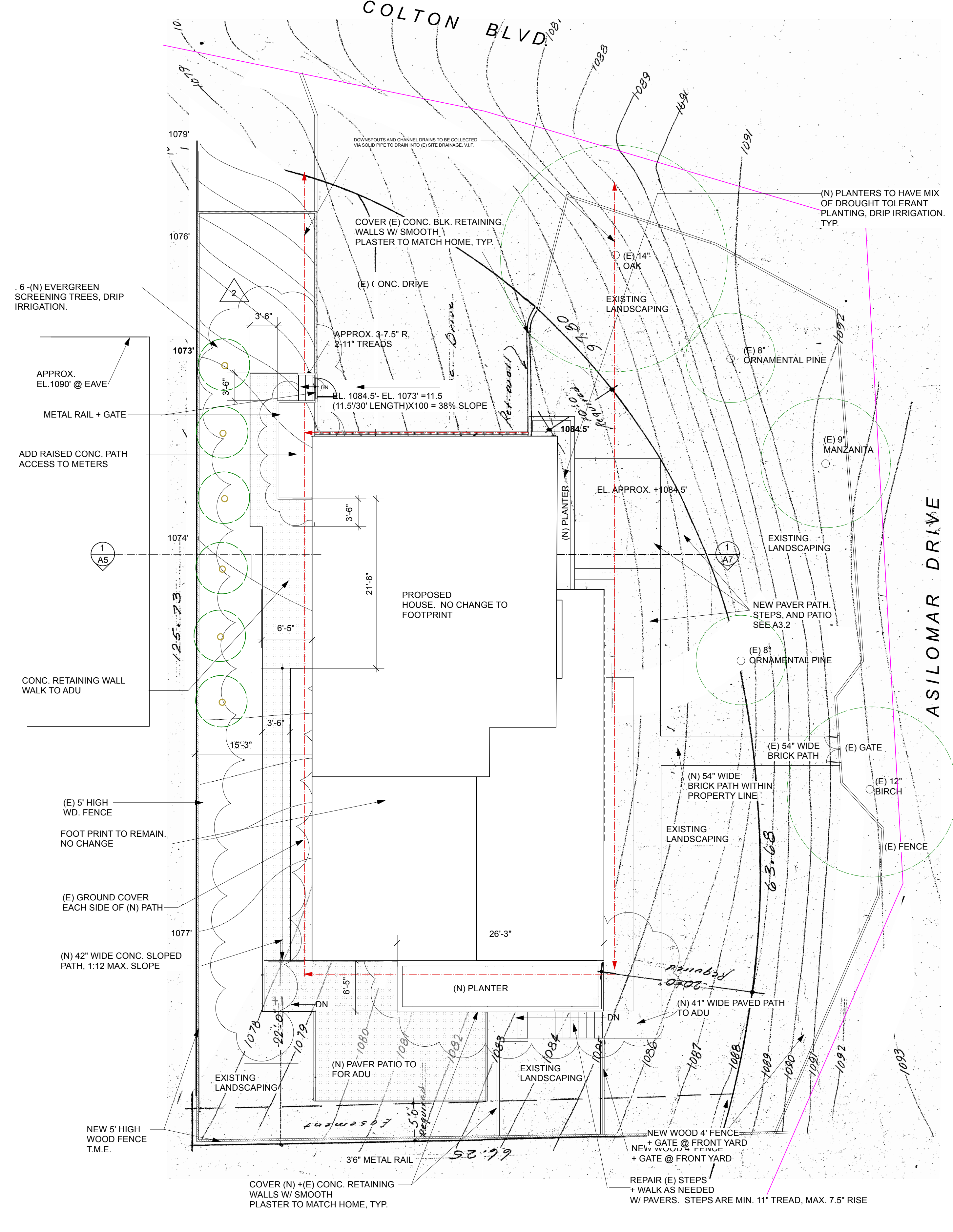
Subject site is a downslope lot located in the RH-4/S-9 zones.

DET260003 determines that revisions submitted to an approved and under construction project constitute a minor change according to the original approval's conditions.

Proposed revisions are grading modifications and the addition of retaining walls ranging in 23 feet high in the side yards.



2 ORIGINAL PROPOSED SITE PLAN + LANDSCAPING PLAN
 1/8" = 1'-0"
 (NO CHANGE TO FOOTPRINT OR GRADE)



1 DELTA 2 PROPOSED SITE PLAN + LANDSCAPING PLAN
 1/8" = 1'-0"
 (NO CHANGE TO FOOTPRINT OR GRADE)

1	5/22/24
2	9/11/25
STERRY ARCHITECTURE 1916 ASILOMAR DRIVE OAKLAND, CA 94611 510-835-5425 CINDY@STERRYARCHITECTURE.COM	
SAKLECHA LOWER AND MAIN LEVEL REMODEL + UPPER LEVEL ADDITION 1901 ASILOMAR DRIVE OAKLAND, CA	
SAKLECHA OCTOBER 2024	
A1.3	

Summary of Appeal

Applicant alleges the following:

- Zoning Manager erred when determining the revision is a minor change.
- The project is not compliant with multiple Oakland Zoning Standards and Procedures.
- The appellant requests that the RAC overturn this determination, halt construction and require a full discretionary review of the proposed changes.

Key Issue – Minor Change Determination

City staff finds that the proposed revisions are minor because revisions are limited to:

- Small grading adjustments
- Low retaining walls generally 2–3 feet high
- The short walls are a typical feature of hillside landscaping.
- Retaining walls would not require a Building Permit due to limited height.
- Retaining walls are permitted by-right up to 8 feet tall.

Key Issue – FAR Compliance

Appellants argue that the proposed FAR is 0.64 which exceeds the limit of 0.50

Staff found that calculation to be incorrect based on revised plans, with a total floor area that is calculated as 3,206 square feet (0.43 FAR) as the lower level is considered a basement and does not count as floor area.

Key Issue – Basement Definition and Grading

Appellants argue the lower level only qualifies as a basement through artificial grading manipulation.

A lower level is considered a basement when: More than 50% of the building perimeter extends no more than 6 feet above finished grade; and no portion of the level exceeds 12 feet above finished grade.

Staff finds that the lowest level qualifies as a basement after the proposed revisions.

The proposed grading for the site is typical of hillside residential landscaping.

Key Issue – Scope of Appeal

Appellant also raises concerns regarding Zoning Standards and Procedure

These issues relate to the original project approval currently under construction, not the current Determination under appeal.

Staff Recommendation

Affirm staff's Determination that the revised project constitutes a minor change which can be approved administratively.