



BASIC APPLICATION FOR DEVELOPMENT REVIEW

250 Frank H. Ogawa Plaza, Suite 2114, Oakland, CA 94612-2031
Online Permit Center: https://aca-prod.accela.com/OAKLAND/Default.aspx

CERTAIN APPLICATIONS ARE ACCEPTED BY APPOINTMENT ONLY!

Submit a Zoning Worksheet (ZW) through the Online Permit Center if your project involves any of the following:

- Conditional Use Permit, Variance, Regular Design Review, Parcel Map Waiver, Tentative Parcel/Tract Map, New dwelling unit(s), 1,000 sq. ft. or more of new floor area/footprint, Additions >= 100% of existing floor area/footprint, Creek Protection Permit (Category 3 or 4)

Staff will contact you to schedule an appointment within 3-5 business days. Applicants must cancel at least 24 hours in advance.

Submit a Zoning Worksheet (ZW) through the Online Permit Center for the following application types: Design Review Exemption (DRX) or Small Project Design Review (DS)

1. TYPE OF APPLICATION**

(Check all that apply)

Development Permits

Subdivision Applications

- Conditional Use Permit (CUP) (Major or Minor), Variance (Major or Minor), Regular Design Review (DR), Small Project Design Review (DS) (Type 1, 2, 3), Special Project Design Review (SP) (West Oakland), Design Review Exemption (DRX), Tree Preservation or Removal Permit (T), Determination (DET), Planned Unit Development/Mini-Lot Development

- Parcel Map Waiver (PMW) (Lot Line Adjustment/Merger), Tentative Parcel Map (TPM) (subdivision for 1- 4 lots), Tentative Tract Map (TTM) (subdivision 5 or more lots)

Other Applications

- Request for Environmental Review, General Plan Amendment, Rezoning, Creek Protection Permit (separate application required), Density Bonus, State Bill 35 Streamlining, Other:

**FOR AFFORDABLE HOUSING PROJECTS, PLEASE INDICATE ANY FUNDING DEADLINE DATE:

2. GENERAL INFORMATION

APPLICANT'S NAME/COMPANY: Debbas Architecture

PROPERTY ADDRESS: 13193 Skyline Boulevard

ASSESSOR'S PARCEL NUMBER(S): 037A-3142-048

EXISTING USE OF PROPERTY: Vacant Lot

DESCRIPTION OF PROPOSAL (including type of use, hours of operation, number of employees, etc., on additional sheets if needed.): New construction of a two-story single family home with attached garage and patio.

TO BE COMPLETED BY STAFF

GENERAL PLAN LAND USE CLASS: SPECIFIC PLAN: ZONING:

HISTORIC DESIGNATION: HOUSING ELEMENT OPPORTUNITY SITE:

FEES¹:

EXPECTED PROCESSING TIME³:

APPLICATION FEE: \$

¹Fees are subject to change without prior notice. The fees charged will be those that are in effect at the time of application submittal. All fees are due at submittal of application.

POSTER DEPOSIT²: \$

²For permit applications requiring public notice, a refundable security deposit is required for the on-site poster containing the public notice. Posters MUST be returned within 180 days and in good condition to claim a refund of the deposit.

TREE PERMIT FEE: \$

³Expected processing time is only an estimate and is subject to change without notice due to staff workload, public hearing availability, and the completeness or complexity of the application.

CREEK PERMIT FEE: \$

TOTAL FEES DUE: \$

3. PROPERTY OWNER AND APPLICANT INFORMATION

Original signatures or clear & legible copies are required.

Owner(s): Lijun Chen

Owner Mailing Address: 28425 fox hollow dr

City/State: Hayward CA

Zip: 94542

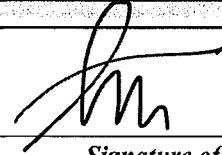
Phone No.: 5108270230

Fax No.: _____

E-mail: Jon@jjcnd.com

To be completed only if Applicant is not the Property Owner:

I authorize the applicant indicated below to submit the application on my behalf.



Signature of Property Owner

Applicant (Authorized Agent), if different from Owner: Debbas Architecture (Charles Debbas)

Applicant Mailing Address: 2550 9th St #210B

City/State: Berkeley, CA

Zip: 94710

Phone No.: 510-549-1497

E-mail: charles@debbasarchitecture.com

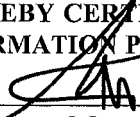
I understand that approval of this application does not constitute approval for any administrative review, Conditional Use Permit, Variance, or exception from any other City regulations which are not specifically the subject of this application. I understand further that I remain responsible for satisfying requirements of any private restrictions or covenants appurtenant to the property. I understand that the Applicant and/or Owner phone number listed above will be included on any public notice for the project.

I certify that I am the Applicant and that the information submitted with this application is true and accurate to the best of my knowledge and belief. I understand that the City is not responsible for inaccuracies in information presented, and that inaccuracies may result in the revocation of planning permits as determined by the Planning Director. I further certify that I am the Owner or purchaser (or option holder) of the property(ies) involved in this application, or the lessee or agent fully authorized by the owner to make this submission, as indicated by the owner's signature above. If this application involves more than one property, I certify that all property owners have signed above.

I understand that statements made to me about the time it takes to review and process this application are general. I am aware that the City has attempted to request everything necessary for an accurate and complete review of my proposal; however, that after my application has been submitted and reviewed by City staff, it may be necessary for the City to request additional information and/or materials. I understand that any failure to submit the additional information and/or materials in a timely manner may render the application inactive and that periods of inactivity do not count towards statutory time limits applicable to the processing of this application.

I understand that the proposed project and/or property may be subject to other laws, codes, regulations, guidelines, restrictions, agreements, or other requirements of other public agencies within or outside of the City of Oakland, and that the project and/or property may also be subject to requirements enforced by private parties, including but not limited to private easements/agreements and Covenants, Conditions and Restrictions (CC&Rs) of a homeowners' association. I am aware and acknowledge that the City recommends that I become fully aware of any other potential requirements before I submit this application and that I comply with all other requirements prior to commencing the proposed project.

I HEREBY CERTIFY, UNDER PENALTY OF PERJURY, THAT I HAVE READ THE ABOVE AND THAT ALL THE INFORMATION PROVIDED IN THIS APPLICATION IS TRUE AND CORRECT.


Signature of Owner or Authorized Agent

Jun 13, 2023

Date

6. TREE PRESERVATION ORDINANCE

Pursuant to the Tree Preservation Ordinance (§12.36 O.M.C.) a Tree Preservation/Removal Permit is required for any proposed construction activity (including buildings, driveways, paths, decks, construction vehicle routes, sidewalk improvements, & perimeter grading) within 10 feet of a Protected Tree, even if such trees are not being removed or if they are located on a neighbor's property.

The following are Protected Trees:

T23-094

- a. Any Coast Live Oak tree that is larger than 4 inches dbh*
- b. Any tree (except Eucalyptus) that is larger than 9 inches dbh* (Eucalyptus trees and up to 5 Monterey Pines per acre are not considered Protected Trees under this section. Monterey Pines must be inspected and verified by the Public Works Agency – Tree Division prior to their removal. Contact the Tree Division at (510) 615-5934 for more information or to schedule an inspection).
- c. Any tree of any size located in the public right-of-way (including street trees).

I ATTEST THAT: (check one) 13193 Skyline Blvd

- (1) There are no existing Protected Trees anywhere on the subject property or within 10 feet of the proposed construction activities** (including neighbor's properties or the adjacent public right-of-way).
- (2) There are Protected Trees on the subject property or within 10 feet of the proposed construction activities**, and their location is indicated on the site plan and landscape plan **and** (check one);
 - (a) No Protected Trees are to be removed and No construction activity** will occur within 10 feet of any Protected Tree.
 - (b) No Protected Trees are to be removed and Construction activity** will occur within 10 feet of any Protected Tree.
 - (c) Protected Trees will be removed.

#461582

If you checked (2b) or (2c), a Tree Preservation/Removal Permit is required. Please complete the section below.

DESCRIPTION OF TREES (Identification numbers and letters must be consistent with the Tree Survey, see submittal requirements in Section 8)

Trees proposed for removal			Trees not proposed for removal but located within 10 feet of Construction Activity**		
#	Species	dbh*	#	Species	dbh*
1	Redwood	30"	A	Redwood	36"
2	Redwood	40"	B	Redwood not	48"
3			C	Redwood not	44"
4			D		
5			E		
6			F		
7			G		

Reason for removal/impacting of trees: #1 - Severely damaged from storm; #2-Proximity to bldg construction
#A, #B, #C - Proximity to driveway construction

* *dbh: "diameter at breast height" is determined by measuring the trunk at 4'-6" from the ground. Multi-trunked trees are measured by combining the diameters of all trunks at 4'-6" from the ground.*

** *Construction Activity: Any proposed building, driveway, path, deck, construction vehicle route, sidewalk improvement, grading, or demolition.*