

CREEK PROTECTION PERMIT
APPLICATIONS ON FILE
APRIL 30, 2019

CITY OF OAKLAND
BUREAU OF PLANNING / ZONING
250 Frank H. Ogawa Plaza, 2nd Floor
Oakland, California 94612-2031

The City has received the following Creek Protection Permit application included in this notice for review and action.

You have received this notice because our records indicate that you own property and/or reside near one of the project locations listed below or you have indicated your interest in one of the applications.

You may view the project application and/or plan by visiting our offices. The case planner need not be present to see the project file. Your comments and/or questions regarding an application must be directed to the Bureau of Planning and Zoning, to the attention of the designated case planner, and by the end of the 10-day public comment period:

Friday, May 10, 2019

In your comment letter please indicate the case number (which is identified on each notice) at the upper right hand corner of your letter so it will reach the case planner promptly.

A decision will be made on the application after this date. If you decide to appeal the Zoning Manager's decision or challenge the application in court, you will be limited to issues raised in written correspondence or email and delivered to the Zoning Division on, or prior to the end of the 10-day public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please indicate the Case Number and submit a self-addressed stamped envelope for each case, to the **Bureau of Planning / Zoning**, at the address indicated above.

Except where noted, once a decision is reached by the Zoning Manager on these cases, they are appealable to the Planning Commission. Such appeals must be filed within ten (10) calendar days of the date of decision by the Zoning Manager and by 4:00p.m. An appeal shall be on a form provided by the Planning and Zoning Division of the **Bureau of Planning / Zoning** and submitted to the same at 250 Frank H. Ogawa Plaza, Suite 2114, to the attention of the Case Planner. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City of Oakland or wherein the decision is not supported by substantial evidence and must include payment in accordance with the City of Oakland Master Fee Schedule. Failure to file a timely appeal will preclude you from challenging the City's decision in court. The appeal itself must raise every issue that is contested along with all the arguments and evidence previously entered into the record during the previously mentioned ten (10) day public comment period. Failure to do so will preclude you from raising such issues during the appeal hearing and/or in court.


Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change prior to a decision being made.

Notice of Creek Protection Permit (CP) Application

1.	Location: 21 Drury Court, Vacant Parcels 13, 15, 16 and 29 below 21 Drury Court PNs APNs 045H765201200, 048H765201100, 048H765202500 and 048H765201000 – Frontage along Alvarado Road
	Proposal: To stabilize and restore hillside slope, and repair landslide on vacant parcels within proximity of an existing creek.
	Applicant: Hughes, Gill, Cochrane, Tinetti, P.C.
	Contact Person: Michael Cochrane
	Phone Number: (925) 926-1200
	Owner: John Hung for Y & H Company Inc.
	Case File Number: CP19006
	Planning Permits Required: Creek Protection Permit-Category 4 for work within 100' of creek centerline and within 20' of top of bank
	General Plan: Hillside Residential
	Zoning: RH-3 / S-9
	Environmental Determination: Exempt, Section 15307 of the State CEQA Guidelines; Actions by Regulatory Agencies for Protection of Natural Resources; Section 15308 Actions by Regulatory Agencies for Protection of the Environment; and Section 15183 of the State CEQA Guidelines: Projects consistent with a General Plan, Community Plan or Zoning
	Historic Status: Vacant Parcel
	City Council District: 1
	For further information: Contact Case Planner Caesar Quitevis at (510) 238-6343 or cquitevis@oaklandca.gov

Your comments and questions, if any, should be directed to, Robert Smith, Planner III, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, California 94612, by 4:00 p.m., May 10, 2019. You may also call (510) 238-6343 or e-mail at cquitevis@oaklandca.gov

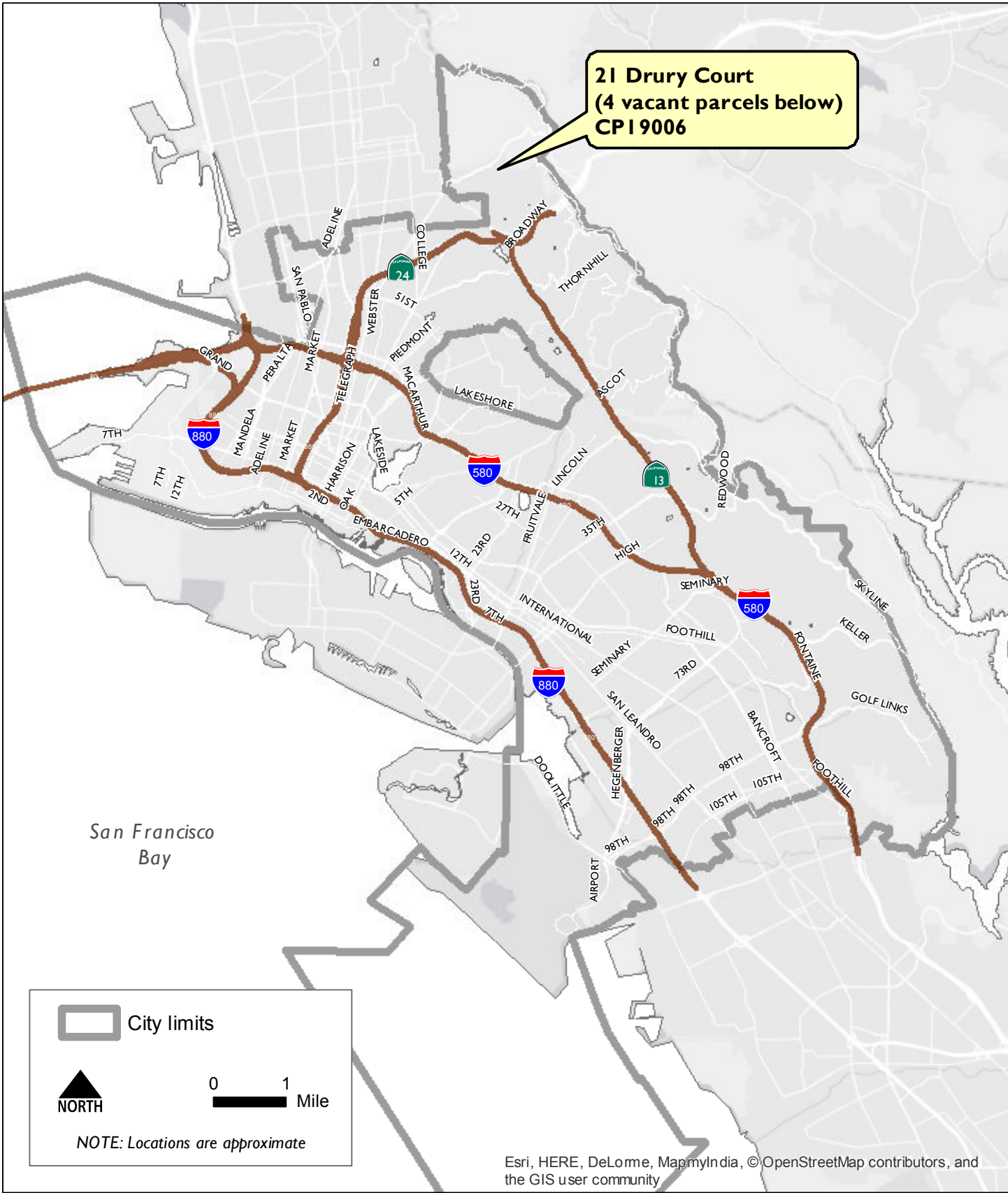
The Director's decision regarding creek protection will be made following the end of the above public comment period, and that decision will become final unless an appeal is made to the City Planning Commission within 10 days of said decision. If you wish to be notified of the City's decision on this case, please indicate the application number and submit a self-addressed stamped envelope to the above-mentioned individual at the Bureau of Planning.



ROBERT MERKAMP,
Zoning Manager
City of Oakland

IT IS UNLAWFUL TO ALTER OR REMOVE THIS NOTICE:

Such an act is punishable by a fine of not more than five hundred dollars, or by imprisonment in the City Jail for not more than six months, or by both fine and imprisonment. (Sec.3-8.03 O.M.C.)



Planning & Building Department



**Creek Protection Permit on File
for the Week of April 30, 2019**