

**CREEK PROTECTION PERMIT
APPLICATIONS ON FILE
September 27, 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:

Monday, October 14, 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.

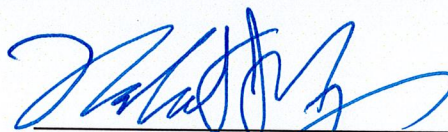
Please help us achieve wider notification by alerting your friends and neighbors if you believe they would be interested in any or the cases listed below. Please note that the descriptions of the applications found below are preliminary in nature and that the projects and/or such descriptions may change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

Notice of Creek Protection Permit (CP) Application

1.	Location: 6452 SHELTERWOOD DRIVE, OAKLAND, CA 94611
	APNs: 048D730505700
	Proposal: Creek Permit CAT 4 -" Opposite" 6452 Shelterwood Drive. Work includes: construct a retaining wall to stabilize downhill side of the public roadway. All work to occur within the city right of way. A broken storm water pipe under and crossing the street shall also be excavated and replaced, and a new rip-rap water dissipater shall be installed at the pipe outfall on the downhill side below the roadway. The project will not result in flow change, erosion or increase of run-off into the creek. the primary source of water will continue to originate from the storm water culvert upslope of the channel. (and as such may be downgraded to a Category 3 Creek Protection Permit based on design and site conditions).
	Applicant: Jeff Krohn
	Contact Person: City of Oakland, Oakland Public Works
	Phone Number: (510) 238-2253
	Owner: Ochstein Ambler M & Benjamin L
	Case File Number: CP19018
	Planning Permits Required: Category 4 or Category 3 Creek Protection
	General Plan: Hillside Residential
	Zoning: RH-3 / 5-9 / 5-10
	Environmental Determination: 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: Non-Historic
	City Council District: 4
	For further information: Contact Case Planner Moe Hackett at (510) 238-3973 or mhackett@oaklandca.gov

Your comments and questions, if any, should be directed to, Moe Hackett, Planner II, Bureau of Planning, 250 Frank H. Ogawa Plaza, Suite 2114, Oakland, California 94612, by 4:00 p.m., **October 14, 2019**. You may also call (510) 238-3973 or e-mail at moehackett@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.)