

**CREEK PROTECTION PERMIT  
APPLICATIONS ON FILE  
April 15, 2011**

**CITY OF OAKLAND  
COMMUNITY & ECONOMIC DEVELOPMENT  
AGENCY/Zoning Division  
250 Frank H. Ogawa Plaza, 2<sup>nd</sup> Floor  
Oakland, California 94612-2031**

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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 Community and Economic Development Agency – Zoning Division, to the attention of the designated case planner, and by the end of the 10-day public comment period:**

**April 25, 2011**

**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 Community and Economic Development Agency – Zoning Division, 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 Community and Economic Development Agency, 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 up 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.

<b>1.</b>	<b>Location:</b> 131 Duncan Way (APN: 048G-7403-019-01) 3/7/11
	<b>Proposal:</b> To replace and repair a failed detached garage (tree damage) within 25 feet of an open creek.
	<b>Applicant/</b> Berkeley Choate
	<b>Phone Number:</b> (510) 653-6088
	<b>Owner:</b> Same
	<b>Case File Number:</b> CP11-062
	<b>Planning Permits Required:</b> Category III Creek Protection Permit (work within 25 feet of a protected creek or water course)
	<b>General Plan:</b> Hillside Residential
	<b>Zoning:</b> R-30 One-Family Residential Zone
	<b>Environmental Determination:</b> Exempt, Section 15301(b) of the State CEQA Guidelines: Repair or maintenance to an existing structure or facility; Section 15183 of the State CEQA Guidelines: Project consistent with a community plan, general plan or zoning
	<b>Historic Status:</b> Potential Designated Historic Property (PDHP); Survey Rating: C3! (secondary importance or superior example)
	<b>Service Delivery District:</b> 2
	<b>City Council District:</b> 4
	<b>For further information:</b> Contact case planner <b>Moe Hackett</b> at (510) 238-3973 or <a href="mailto:mhackett@oaklandnet.com">mhackett@oaklandnet.com</a>

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