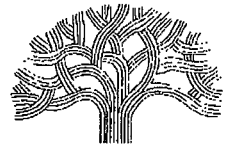


CITY OF OAKLAND



250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division

(510) 238-3911
FAX: (510) 238-4730
TDD: (510) 839-6451

VIA FACSIMILE, EMAIL AND U.S. MAIL

November 1, 2007

John Allen
ACE Construction and Development Corp.
5299 College Ave., Suite D
Oakland, CA 94618

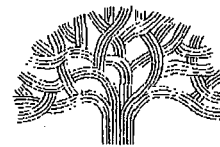
Re: **PROPOSED EMERGENCY WORK**
Address: **1903 Tunnel Road** (APN. 048H-7621-018-03)
Case No. **CP07-132** (filed on 9/13/07)

Dear Mr. Allen:

The City has reviewed the submitted report by Jay Nelson of Earth Science Consultants, dated October 8, 2007 and titled: *"Very Important/Urgent- Notice to Proceed Promptly with Completion of Foundations, Retaining Walls, Back Filling and Drainage- Allen Residence, 1903 Tunnel Road, Oakland Hills, California ("Report")."* The Report was submitted by your attorney, Mr. Peter Smith, on October 10, 2007, directly to Mr. Mark Wald, Deputy City Attorney, and not our office, although Mr. Wald promptly forwarded it to my attention. As discussed with your project representative, Mr. Dwane Kennedy, over the past few weeks, and as discussed with you yesterday, the City requests the following additional information or material in order to process this emergency work request. Please submit revised application materials that address the specific items listed below:

1. **Define why the work request is an "Emergency".** Any Emergency Work on a creek-side property must be verified to be the minimum necessary to immediately stabilize the site. Therefore, please explain the specific nature and/or source of the emergency, and if site conditions have recently changed to cause an imminent threat to public or private property. Additional information is also required to explain why mechanical and/or vegetative measures and appropriate seasonal maintenance can not be implemented to protect the site from erosion and sedimentation until permanent erosion control measures can be put in place, such as the use of seeding/mulching and/or erosion control blankets/mats.
2. **Define the specific scope of required "Emergency Work".** Provide a revised site plan and project description from a qualified engineer that clearly describes the specific foundation elements, retaining walls and/or drainage structures that must be installed as part of this emergency work request and why each proposed element is necessary to abate the imminent threat. The scope of work for the proposed emergency work plans must also define the area and amount of any required backfilling and/or grading.

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VIA EMAIL AND U.S. MAIL

November 30, 2007

John Allen
ACE Construction and Development Corp.
5299 College Avenue, Suite D
Oakland, CA 94618

Re: Case Number: CP07-132
Project Address: 1903 Tunnel Road, (APN: 048H-7621-018-03)

Dear Mr. Allen:

Subject to the Conditions of Approval included below, your application for a Creek Protection Permit to complete the construction of a single-family home at 1903 Tunnel Road, adjacent to an existing creek, that was previously approved as part of Design Review application EDR99-0010, and to stabilize the slopes and improve drainage in the area as required to prevent damage to public or private property, has been **APPROVED**. The application complies with the Creek Protection Permit criteria (Section 13.16.200) as set forth in the Oakland Municipal Code. Attachment A contains the Conditions of Approval for the project. Attachment B contains the findings required for this approval and the reasons your proposal satisfies them. **This approval is effective ten (10) days after the date of this letter unless appealed as explained below.**

Information regarding the proposed project is summarized below:

General Plan Land Use Classification: Hillside Residential

Zoning Designation: R-30 One-Family Residential Zone,

Environmental Determination: Exempt: CEQA Guidelines Sections 15269, Emergency Work; 15302, Replacement and Reconstruction; Section 15303, New Construction of Small Structures; Section 15332 In-Fill Development Projects, and Section 15183, Projects consistent with a Community Plan, General Plan, or Zoning.

Historic Status: N/A

Service Delivery District: 2

City Council District: 1

If anyone wants to challenge this decision, an Appeal to the City Planning Commission of this Creek Permit decision must be submitted within ten (10) calendar days after the date of this letter, and by 4:00 p.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

CITY OF OAKLAND



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Planning & Zoning Services Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 839-6451

October 12, 2007

Dwane Kennedy
3315 Grand Ave.
Oakland, CA 94610

Re: Address: **1903 Tunnel Road - Creek Protection Permit**
Case No. **CP07-132** (filed on 9/13/07)

Dear Mr. Kennedy:

Section 65943 of the California Code requires a determination in writing as to the completeness of an application for a development project. This letter does not constitute either an approval or a denial of your application.

Your application for a Creek Protection Permit to allow construction of a new single-family home has been found to be:

[X] INCOMPLETE. Additional information or material is needed in order to process your application.
Please submit additional and/or revised application materials that address the specific items listed below:

1. Creek Protection Plan:

- a. The heavy dashed line on the Creek Protection Plan labeled as the "proposed 20' setback from Top of Bank" does not accurately scale to 20 feet at 1/8th scale, but rather the indicated creek setback line measures only 8- 10 feet from the "Creek Top of Bank" line on the plans. Please correct this error and accurately indicate the proposed 20-foot creek setback on the Creek Protection Plans.
- b. Provide additional information regarding how the creek bank and 20-foot creek setback area will be stabilized to minimize erosion and runoff. Indicate, for instance, if as the result of prior work, there remains any grading spoils and/or fill in close proximity to the creek, and if such spoil/fill areas are to be removed and/or re-contoured as part of the project scope of work. Also, indicate if the proposed circular patio area (defined by the circle of existing piers on the plan) will need to be modified in any way to allow for creek bank and setback area stabilization.
- c. Provide additional details regarding the proposed changes to the "overflow swale" - particularly what modifications will be required to allow water in the overflow swale to pass over the existing retaining wall near Tunnel Road, and not cause damage to this wall or to the existing slope between the wall and the road.

2. Construction Staging Plan, prepared in site plan format, showing in actual location and area all of the following:

- a. The erosion-control measures required to protect the creek from any construction-related impacts;
- b. Onsite location for storage of construction materials and equipment;
- c. Designation of construction worker parking areas, including off-site parking areas, if required;

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2031

Community and Economic Development Agency
Planning & Zoning Services Division
September 22, 2010

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

Ms. Diana Connolly
Montclair Construction
3871 Piedmont Avenue
Oakland, CA 94611

RE: Case No. CP10-082
Project Address: 6166 Thornhill Drive (APN: 048F-7382-002-00)

Dear Ms. Connolly:

Your application for a Category III Creek Protection Permit for work to repair a driveway bridge has been **APPROVED**. The application complies with the Creek Protection Ordinance found in Chapter 13.16 of the Oakland Municipal Code. **Attachment "A"** contains the findings required for this approval and reasons your proposal satisfied them. **Attachment "B"** contains the Conditions of Approval for the proposal. This approval is effective ten (10) days after the date of this letter unless appealed as explained below.

Information regarding the proposed project is summarized below:

General Plan Land Use Classification: Hillside Residential

Zoning Designation: R-30, One-Family Residential Zone

Environmental Determination: Exempt, Section 15301(d) of the State CEQA Guidelines:

rehabilitation of deteriorated or damaged structures to meet current standards of public health and safety;

Section 15183 of the State CEQA Guidelines - Projects consistent with a Community Plan, General Plan, or Zoning.

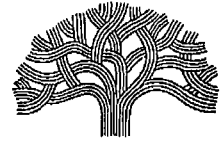
Historic Status: Not a Potential Designated Historic Property (PDHP), Survey rating = X

Service Delivery District: 2

City Council District: 4

Any interested party interested in filing an Appeal to the City Planning Commission of the Administrative Case Creek Protection Permit decision must do so within ten (10) calendar days after the date of this letter, and 4:00 p.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 **Caesar Quitevis, Planner II**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Administrator or wherein his/her decision is not supported by the evidence in the record and must include payment of **\$1,503.23** in accordance with the City of Oakland Master Fee Schedule. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal; failure to do so may preclude you, or any interested party, from raising such issues during your appeal and/or in court. If you, or any interested party, challenge a Commission decision in court, you may be limited to issues raised at the hearing or in correspondence

CITY OF OAKLAND



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Community and Economic Development Agency
Planning & Zoning Services Division
June 20, 2011

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

Kevin Kashi, P.E. Project Manager/Engineer
City of Oakland, Public Works Agency
250 Frank H. Ogawa Plaza, Suite 4314
Oakland, CA 94612

Re: Case Number: **CP11-067, Roadway Restoration near 62 Larry Lane**
Project Address: **62 Larry Lane (APN: 048D-7256-017-00)** *(scheduled work on City public right of way)*

Dear Applicant:

Subject to the Conditions of Approval included below, your application for a Category IV Creek Protection Permit, for roadside repair and restoration of approximately thirty (30) feet of collapsed creek embankment along Larry Lane has been **APPROVED**. The application complies with the Creek Protection Permit criteria (Section 13.16) as set forth in the Oakland Municipal Code. **Attachment A** contains the findings required for this approval and the reasons your proposal satisfies them. **Attachment B** contains the Conditions of Approval for the project. This approval is effective ten (10) days after the date of this letter unless appealed as explained below.

Information regarding the proposed project is summarized below:

General Plan Land Use Classification: Hillside Residential

Zoning Designation: RH-4 Hillside Residential Zone

Environmental Determination: Exempt, Section 15301(c) of the State CEQA Guidelines, Existing Facilities; and

Section 15183(a) of the State CEQA Guidelines; Projects consistent with a Community Plan, General Plan or Zoning.

Historic Status: N/A, project located in the public right of way

Service Delivery District: 2

City Council District: 4

An Appeal to the City Planning Commission of this Creek Permit decision must be submitted within ten (10) calendar days after the date of this letter, and by 4:00 p.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 **Caesar Quitevis, Planner II**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the City or wherein its decision is not supported by substantial evidence and must include payment of **\$1,424.05** for an appeal of the Creek Protection Permit, in accordance with the City of Oakland Master Fee Schedule. The appeal itself must raise each and every issue that is contested, along with all the arguments and evidence in the record which supports the basis of the appeal. Failure to timely appeal and/or raise each and every issue in the appeal itself will preclude you from raising such issues during your appeal hearing and/or in court. If you challenge a Commission decision in court, you may be limited to issues raised at the hearing or in correspondence delivered to the Zoning Division, Community and Economic Development Agency, at, or prior to, the Appeal hearing, provided such issue was raised in the appeal.

CITY OF OAKLAND



DALZIEL BUILDING • 250 FRANK H. OGAWA PLAZA, SUITE 2114 • OAKLAND, CALIFORNIA 94612-2032

Department of Planning and Building
Zoning Division

(510) 238-3911
FAX (510) 238-4730
TDD (510) 238-3254

Sent via U.S. Mail and Electronic Mail

April 27 2014

Jesus Martinez
5171 Carriage Dr.
El Sobrante CA 94803

RE: Case File No. CP13163; 4123 St. Andrews Road; APN (048-6865-006-10)

Dear Mr. Martinez:

Your application, as described below, has been **APPROVED** for the reasons stated in Attachment A, which contains the findings required to support this decision. Attachment B contains the Conditions of Approval for the project. This decision is effective ten (10) days after the date of this letter unless appealed as explained below.

The following table summarizes the proposed project:

Proposal:	To allow for improvements to a creekside area (needed to repair previous damage to the creek bank) while also creating a new unpaved open space area (deck platform, gravel patio, stairs, and other minor landscaping features) within 20 feet of an open creek
Planning Permits Required:	Category IV Creek permit (work within 20 feet of a protected creek or water course)
General Plan:	Hillside Residential
Zoning:	RH-3 Hillside Residential Zone-3
Environmental Determination:	Exempt, Sections 15301(b), of the State CEQA Guidelines; existing facilities, and Section 15183 of the State CEQA Guidelines; projects consistent with community plan, general plan or zoning.
Historic Status:	None
Service Delivery District:	6
City Council District:	7

If you, or any interested party, seeks to challenge this decision, an appeal must be filed by no later than ten calendar (10) days from the date of this letter, by **4:00 pm on 5-5-14**. 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 **Moe Hackett, Planner II**. The appeal shall state specifically wherein it is claimed there was error or abuse of discretion by the Zoning Manager or wherein his/her decision is not supported by substantial evidence and must include payment of \$1352.91 in