

APPLICATIONS ON FILE
July 22, 2004

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

The City has received the application (V04-303) 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 applications and/or plans by contacting the case planner and visiting our offices. 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:

August 2, 2004

A decision will be made on the application shortly after this date. If you challenge the application in court, you may 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.

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.

1.	<p>Location: 4155 Norton Avenue APN 0291-069-11-01 (6/17/04)</p> <p>Proposal: Emergency grading and slope stabilization to repair landslide on one parcel.</p> <p>The emergency work will include the installation of stabilization piles and two (2) upper-slope retaining walls. The proposed upper-slope retaining walls will be approximately 240' away from the bank of Peralta Creek. Equipment access to the site will be from Rettig Avenue adjacent to the garage at 4168 Rettig Avenue on the south side of the landslide. There will be no stockpiling of graded soil within the Rettig Avenue right-of-way. The emergency work will also include erosion control measures, the installation of an additional retaining wall lower on the slope, and the completion of the remaining remedial grading of the landslide. All work will be completed using slot excavations to reduce the need for off-hauling of excavated soil. No stock piling of soil will be permitted within the Rettig Avenue right-of-way; nor is the removal of slide debris on Rettig Avenue being proposed or considered under this application. The City will be considering the entire slope stabilization project.</p> <p>Applicant/Owner: Adel Kasim Hallenbeck /All West Associates. Ed Mc Nair</p> <p>Contact Person/Phone Number: Adel Kasim (510) 531-5198</p>
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Planning Case File Number: V04-303 - Minor Variance to allow upper-slope retaining walls up to 10-14 feet in height where 6 feet is the maximum wall height (lower-slope walls will be 6 feet or less in height).

Other Permits Required: Include without limitation:
T04-0079 - Tree Permit to allow removal of one (1) Oak tree, 30" in dbh.
GR0400049 - Grading Permit to allow grading for slope stabilization.
RB0304668 – Building Permit to allow the installation of retaining walls.

General Plan: Hillside Residential
Zoning: R-30/ Single-Family Residential Zone

Environmental Determination: Each of the following provides a separate and independent basis for a CEQA exemption:
(1) Repair of property damaged in a disaster proclaimed by the California state governor is exempt from Environmental Review under CEQA Guidelines Section 15269(a);
(2) Emergency repairs to publicly or privately owned facilities necessary to maintain service essential to public safety or welfare is exempt from Environmental Review under CEQA Guidelines Section 15269(b);
(3) Specific action necessary to prevent or mitigate an emergency is exempt from Environmental Review under CEQA Guidelines Section 15269(c);
(4) Repair, maintenance and minor alteration to existing facilities of both investor and publicly-owned utilities used to provide electric power, natural gas, sewerage, or public utility services is exempt from Environmental Review under CEQA Guidelines Section 15301(b); and/or
(5) Repair, maintenance and minor alteration to existing streets and similar facilities is exempt from Environmental Review under CEQA Guidelines Section 15301(c).

Historic Status: Not a Potential designated Historic Property; Survey rating:N/A
Service Delivery District: 4
City Council District: 4
For further information: Contact case planner Jason Madani at (510) 238-4790 or Jsmadani@oaklandnet.com