



CITY OF OAKLAND

**250 FRANK H. OGAWA PLAZA ■ SUITE 2340 ■ OAKLAND, CALIFORNIA 94612-2031**

Planning & Building Department

(510) 238-3381

Bureau of Building

TDD:(510) 238-3254

Building Permits, Inspections and Code Enforcement Services

[www.oaklandca.gov](http://www.oaklandca.gov)

## Appeal Hearing Notice

*Certified or Regular Postage and/or Email*

November 30,2020

Randall Whitney  
Lyons Property Management  
P.O. Box 4186  
Walnut Creek , Ca 94596

Re: Administrative Appeal  
Notice of Hearing  
Pertaining to: 465 63<sup>rd</sup> Street  
Complaint No.: 1901763  
Parcel No.: 016-1392-29

Dear Appellant:

Due to the COVID-19 Stay in Place order City Offices are not open to the public and Administrative Appeal hearings were suspended. The City Administrator has issued an interim ruling authorizing the convening of hearings via Zoom application or another suitable platform through the duration of the COVID-19 emergency or until it is rescinded by the City Administrator or terminated by City Council.

Administrative Appeals will be convened electronically/virtually via Zoom with the capability for attendees without internet access to participate by phone.

Your appeal has been scheduled for an administrative hearing as follows:

Date: December 15<sup>th</sup> , 2020

Time: 10:00 am

**Please provide email and a telephone number upon receipt of this Appeal Hearing Notice and let us know if you are prepared to attend the hearing using Zoom or by telephone no later than December 9th. You will be notified separately of the instructions for login to Zoom or by telephone. You may notify: [dparker@oaklandca.gov](mailto:dparker@oaklandca.gov).**

### Hearing Procedures

During the Hearing, you will be given the opportunity to provide testimony and other evidence to show that the Bureau of Building has erred or abused its discretion. You may witness(es) and submit physical or documentary evidence.

Documentary evidence includes photographs, maps, declarations, letters and any other writings. You must provide at least at least **two (2) copies** of your evidence at least five (5) business days before the hearing date.

Appellants may request a translator for the hearing.

**Attorneys and Representatives**

If you intend to have a representative, in lieu of your personal appearance you must provide written authorization for that person to appear and act on your behalf. For your convenience we have included a **Letter of Agency** that can be used as written authorization for your representative.

If you intend to be represented by an attorney and did not notify us at the time you submitted your appeal, please notify the City immediately upon receipt of this notice by calling 510-238-3381 or [inspectioncounter@oaklandca.gov](mailto:inspectioncounter@oaklandca.gov). *Note: If you now intend to have an attorney represent you, the hearing may need to be rescheduled.*

If you plan to be represented by an attorney or have questions concerning the hearing procedure, please contact our office by calling 510-238-3381 or [inspectioncounter@oaklandca.gov](mailto:inspectioncounter@oaklandca.gov).

**Postponement**

If you cannot attend this hearing, please contact us immediately by telephone at 510-238-3381 or email [inspectioncounter@oaklandca.gov](mailto:inspectioncounter@oaklandca.gov). You may request postponement one (1) time only. Requests for postponement shall be fairly and reasonably accommodated for good cause due to illness, death, or personal emergency. The request for postponement shall be submitted in writing or by email by the Appellant and state the reasons and desired length of time. Postponements received less than five (5) working days before a scheduled hearing date shall be assessed a fee in the amount of **\$110.00**, unless the request is denied. If we do not hear from you to reschedule this hearing, the Hearing Officer will conduct the hearing even if you are not present to give oral testimony.

**Hearing Officer Decision**

The Hearing Officer will issue a final, written decision within thirty (30) days. If the appeal is granted you will not be charged for the hearing. If the appeal is denied, in full or in part, you will be responsible for the cost of the hearing as follows:

**Administrative Hearing Fees**

**Actual Cost to Conduct Appeals Hearing**

**\$931 Processing fee + \$150 per hour Hearing Officer fee**

**Costs include:**

- Review of Evidence
- Conducting the Hearing
- Final Decision Preparation
- Parking and Postage costs
- Records Management and Technology Enhancement fee (14.75%)

**Fees charged only if Appellant loses appeal**

Hearing Officer decisions are final unless appealed to the Appeals Boards provided in Oakland Municipal Code 15.04.1.125G.

Sincerely,

*Alvin Dugan for Denise Parker*

DENISE PARKER,  
Office Manager

Enclosures:

cc: Certified letter-#7019 2970 00003154 1726 & 7019 2970 0000 3154 1733

COA-Braz Shabell-BShabrell@oaklandcityattorney.org

Attorney: Laura Lyons Trust

P.O. Box 8223 Emeryville , Ca 94662 drlaura1412@aol.com

Randall Whitney, Atty in fact

P.O. Box 4186 Walnut Creek, Ca . 94596 Whitwors@gmail.com



# County Assessor Display

Home | Use Codes

## Assessor Parcel details for APN: 016 139202900

Print

### Assessor Parcel Record

<b>Format Parcel</b>	<b>Property Address</b>	<b>Owner Name</b>
16-1392-29	465 63RD ST, OAKLAND, 94609	LYONS LAURA B TR

<b>Mailing Address</b>	<b>Attention</b>	<b>Care Of</b>
PO BOX 8223, EMERYVILLE CA, 94662- 0223		

<b>Use Code</b>	<b>Recorder Number</b>	<b>Recorder Date</b>
Four living units; e.g. fourplex or triplex w/SFR	2014 - 198954	08/12/2014

<b>Mailing Address Effective Date</b>	<b>Last Document Input Date</b>	<b>Deactivation Date</b>
08/12/2014	09/25/2014	

**Exemption Code**

CC COPY MAILED VIA REG & CERT  
 Randall Whitney  
 Lyons Property Management  
 PO Box 4186  
 Walnut Creek, CA 94596

ECOPIES TO:  
 drlaura1412@aol.com  
 whitwors@gmail.com

7019 2970 0000 3154 1726

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<input type="checkbox"/> Return Receipt (hardcopy)	\$	
<input type="checkbox"/> Return Receipt (electronic)	\$	
<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Postage
<b>Total</b>	\$	
<b>Sent To</b>	Randall Whitney	
<b>Street</b>	Lyons Property Management	
<b>City, State</b>	PO Box 4186	
<b>City, State</b>	Walnut Creek, CA 94596	Postmark Here
<b>City, State</b>	1901763-465 63 <sup>rd</sup> St-Amended Appeal Hearing-11/30/20-AL	

PS Form 3800, April 2015 PSN 7530-02-000-9047 See Reverse for Instructions

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<input type="checkbox"/> Certified Mail Restricted Delivery	\$	
<input type="checkbox"/> Adult Signature Required	\$	
<input type="checkbox"/> Adult Signature Restricted Delivery	\$	Postage
<b>Total F</b>	\$	
<b>Sent To</b>	Lyons, Laura B TR	
<b>Street</b>	PO Box 8223	
<b>City, State</b>	Emeryville, CA 94662-0223	
<b>City, State</b>	1901763-465 63 <sup>rd</sup> St-Amended Appeal Hearing-11/30/20-AL	Postmark Here
<b>City, State</b>		

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