

In addition to those applications listed on the City Planning Commission Agenda, the City has also received the applications included in this notice for review and action.

You may view the project applications and/or plans by visiting our online portal at: <https://www.oaklandca.gov/services/online-permit-center>. You may also email the Case Planner to learn more about the project. Your comments and/or questions regarding an application must be directed to the Bureau of Planning – Zoning Division, to the attention of the designated Case Planner, and by the end of the 10-day public comment period¹:

MONDAY, April 17, 2023

In your communications, please indicate the case number (which is identified on each notice) so the Case Planner can identify what project you are commenting about.

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 public comment period as indicated above. If you wish to be notified of the decision of any of these cases, please provide the Case Planner with an email address.

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 4:00 p.m. An appeal shall be on a form provided by the Bureau of Planning-Zoning Division and submitted electronically to the Case Planner. Specific instructions for filing the appeal, including fees and deadlines for filing, will be included in the decision letter. 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 public comment period described above. 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 of 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 Per Oakland City Administrator Emergency Order No. 3 dated May 13, 2020, the public comment timeframe has been set to 10-days for the duration of the emergency.

1.	Location:	3238 Helen Street (mini-lot at 3236 Helen Street)
	Assessor's Parcel Number(s):	007 059502600
	Proposal:	Construction of new two-story, 2,238 square-foot single-family home on a mini-lot. Redesign of previously approved plan, PLN18220.
	Applicant:	John Newton
	Owner:	Point Green Home Solutions LLC
	Case File Number:	PLN22182
	Planning Permits Required:	Regular Design Review for new construction and creation of a dwelling unit.
	General Plan:	Mixed Housing Type Residential
	Zoning:	Mixed Housing Type Residential – 2 (RM-2)
	Environmental Determination:	Section 15332 – Infill Development; 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending)
	Historic Status:	Mini-Lot not historic
	City Council District:	3
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Kubilay Aaron İnanlı at (510) 238-2074 or by email at kinanli@oaklandca.gov .

2.	Location:	6842 Armour Drive
	Assessor's Parcel Number(s):	048F-7374-076-02
	Proposal:	To construct a new 2,449 square-foot single-family home on an upsloped lot.
	Applicant:	Tianmo Lei
	Owner:	Tianmo Lei and Xioling Zhang
	Case File Number:	PLN22008
	Planning Permits Required:	Regular Design Review for new construction and creation of a dwelling unit.
	General Plan:	Hillside Residential
	Zoning:	Hillside Residential – 4 (RH-4)/S-9 Fire Safety Protection Combining Zone
	Environmental Determination:	The project is exempt from review under California Environmental Quality Act (CEQA) per the follow sections of the State CEQA Guidelines: 15303 – Small Structures and 15183 – Projects Consistent with a Community Plan, General Plan, or Zoning (pending).
	Historic Status:	Vacant lot – Not historic
	City Council District:	4
	Action to be Taken:	Administrative Decision
	Finality of Decision:	Appealable to the Planning Commission
	For Further Information:	Contact Case Planner Neil Gray at (510) 238-3878 or by email at ngray@oaklandca.gov .

“END”