CONSENT CALENDAR PROCEDURES

Due to the extreme length of the Zoning Adjustments Board agenda, a Consent Calendar will be used to approve certain types of applications at one time. The Consent Calendar is divided into two parts:

Part 1 Routine business such as amendments of use permits not subject to a public hearing and items proposed for continuance. (Please note that items proposed for continuance to a date certain will not be re-noticed by mail or posting on site.)

Part 2 Public hearings on use permits and variances that are apparently non-controversial, on which no adverse comment has been received, and on which the Zoning Officer has made a favorable recommendation.

The Chairperson of the Board will announce the items on the Consent Calendar at 7:05 p.m. Anyone present who wishes to speak on an item should raise his or her hand and advise the chairperson, and the item will be pulled. Any applicant, member of the audience, or Zoning Adjustments Board Member may require that a Consent Calendar II item be removed the Calendar for discussion and testimony. Items pulled from the Consent Calendar will be heard following "Continued" Matters.

PUBLIC TESTIMONY PROCEDURES

The Board may limit the number of speakers and the length of time allowed to each speaker. Persons wishing to offer testimony are encouraged to submit their comments in writing. If you want to speak at a public hearing, you must turn in a speaker card by 7:15 p.m. on the night of the hearing. Cards may also be submitted at the Zoning Counter at 2120 Milvia Street prior to 5 p.m. on the day of the hearing.

Note: Attendees at public meetings are reminded that other attendees may be sensitive to various odors, whether natural or manufactured, in products and materials. Please help the City respect these needs.
ZONING ADJUSTMENTS BOARD AGENDA
THURSDAY, APRIL 13, 2000
PAGE 2 OF 5

AGENDA

Roll Call 7:00 PM

Public Comment 7:00 PM

Business Meeting

1. Overview of Board Training conducted on April 10, 2000

Consent Calendar I

2. 1163 CRAGMONT AVENUE Request by Paul Wang to construct a single family residence and to construct a garage within the required front yard setback – UP #99-10000103 (Greg Powell) Continued from March, 9, 2000 Recommendation: Continue to April 27, 2000

3. 2727 HEARST AVENUE Request by Morimoto Architects to establish six off-street parking spaces in the required front yard, exceeding 50% of the area in the front yard setback and to construct a three story, 1,260 square foot residential addition onto an existing rooming house – UP #00-10000002 (Mike Tolbert) Continue to April 27, 2000

4. 1825 BERKELEY WAY Request by Peter Ekstein to construct an additional single family residence in the rear of an existing dwelling unit – UP #99-10000100 (Taiwo Jaiyeoba) Continued from March 23, 2000 Continue to May 25, 2000

5. 1373 CAMPUS DRIVE Request by Terry Royer to modify Use Permit #A2272 to add 95 square feet to an approved single family house (Matt LeGrant) Recommendation: Approve

Consent Calendar II

6. 2961 COLLEGE AVENUE Request by John Constanzo to add an Automatic Teller Machine (ATM) to the exterior portion of an existing branch of the Mission National Bank building – UP #00-10000014 (Taiwo Jaiyeoba) Recommendation: Approve
Hearing on Continued Items

7. **2700 EIGHTH STREET**
   Request by Jim Hart to construct four live/work units; to construct approximately 5,500 square feet of office space; to allow the substitution of bicycle parking for 10% of the required vehicle parking spaces; to allow employee and/or customer visit to each live/work unit and; to allow parking within 20 feet of the public right-of-way – UP #99-10000090 (Greg Powell) Continued from March 9, 2000 **Recommendation:** Approve

8. **1152 MILLER AVENUE**
   Request by Mark and Lisa Van Krieken to construct a 1,200 square foot major residential addition and to construct retaining walls greater than six feet in height – UP #00-10000001 (Xandra Grube) Continued from March 23, 2000 **Recommendation:** Approve

9. **2924 SACRAMENTO STREET**
   Request by Aaron Vitale to change the use of an existing two story commercial building to two dwelling units; to raise the building and add a level of ground parking; to construct a 36 foot high, 2,132 square foot, three story addition at the front of the lot which would contain a ground floor commercial lease space with two dwelling units above and; to allow the construction of a mixed use project having 40.3% lot coverage where 40% is allowed and a zero front yard setback where 15 feet are required – UP #99-10000098 (Gisele Sorensen) Continued from March 23, 2000 **Recommendation:** Approve

10. **2629 SEVENTH STREET**
    Request by Michael Goldin to convert a former one story foundry into a three story office building – UP #99-10000056 (Mike Tolbert) **Recommendation:** Approve

Review of Use Permit

11. **1616 LA VEREDA AVENUE**
    Enforcement of Board imposed condition requiring an 8 foot height of an illegal fence – UP #99-10000045 (Matt LeGrant) **Recommendation:** Set for Public Hearing
New Hearing

12. 1608 FOURTH STREET Request by Peter Meier for SPI 1608 4th Street Associates to modify Use Permit #99-10000052 to allow the deletion of the service drive at Cedar Street at the northwest corner of the site and elimination of a total of nine parking spaces; the enlargement of the basement windows of the Big Building resulting in windows with a low sill height of three feet above the finished floor; the widening of two driveways to 24’ each at the property line where a maximum of 20 feet is allowed – UP #00-70000005 (Gisele Sorensen) Recommendation: Approve

13. 901 HILLDALE AVENUE Request by Adnan Al Adeeb to construct a 3,872 square foot single family dwelling on a recently sub-divided lot – UP #00-10000018 (Xandra Grube) Recommendation: Approve

14. 2434-36 MARTIN LUTHER KING JR. WAY Request by Jeffrey Rice to construct a two-story, 1,673 square foot single family house with an average height of 25’8” to the rear of an existing duplex - #00-10000004 (Gisele Sorensen) Recommendation: Approve

15. Administrative Use Permits Approved by the Zoning Officer

1708 California St 1016 Cragmont Ave 10 Mosswood Rd
2944-52 Sacramento St 781 Santa Barbara Rd 2140 Shattuck Ave

Adjourn

Legal Notice Concerning Your Legal Rights:

If you object to a decision by the Zoning Adjustments Board to approve or deny a permit or variance for a project, the following requirements and restrictions apply:

1. You must appeal to the City Council within fourteen (14) days after the Notice of Decision of the action of the Zoning Adjustments Board is mailed. It is your obligation to notify the Current Planning Division in writing to receive a Notice of Decision when it is completed.
Legal Notice Concerning Your Legal Rights – Continued:

2. Pursuant to Code of Civil Procedure, Section 1094.6(b), no lawsuit challenging a City Council decision to deny a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.

3. Pursuant to Government Code, Section 65009(c)(5), no lawsuit challenging a City Council decision to approve (with or without conditions) a permit or variance may be filed more than ninety (90) days after the date the decision becomes final, as defined in Code of Civil Procedure, Section 1094.6(b), which has been adopted by the City. Any lawsuit not filed within that ninety (90) day period will be barred.

4. In any lawsuit that may be filed against a City Council decision to approve or deny a permit or variance, the issues and evidence will be limited to those raised by you or someone else at a public hearing or in writing delivered prior to the close of the last public hearing on the project.

Communication Access

To request a meeting agenda in large print, Braille, or on cassette, or to request a sign language interpreter for the meeting, call 644-6480 (voice) or 644-6915 (TDD); at least five (5) working days notice will ensure availability.

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