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, JULY 13, 2000
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A G E N D A

Roll Call 7:00 PM

Public Comment 7:00 PM

Business Meeting

1. Chair’s Report

2. Current Business/Committee Appointments
   A. Forward comments to Planning Commission relevant to proposed Sidewalk, Benches and Planters Ordinance

3. Future Agenda Items:

4. Other Matters:

NOTE: PSA = Permit Streamlining Act Board Meeting Deadline Date For Action

Consent Calendar I

5. 3112 ELLIS STREET
   Request by Allen Ledet to construct a two story, 25’5” high, 2,259 square foot triplex on a 4,560 square foot lot – UP #00-10000042 (Gisele Sorensen)
   PSA Action Date: October 11, 2000
   Continued From: None
   Recommendation: Continue to July 27, 2000

6. 2700 SAN PABLO AVENUE
   Request by Patrick Kennedy and Gordon Choyce to demolish the existing building; to construct a 43,267 square foot, 5 story mixed use building; for quick service food use; and a Variance to exceed 4 stories – UP #99-10000095 (Greg Powell)
   PSA Action Date: November 14, 2000
   Continued From: June 8, 2000
   Recommendation: Continue to July 27, 2000
Hearing on Continued Items

7. 1811 CEDAR STREET

Request by Patrick MacArdle for a Variance to construct a one story addition within 9 feet 6 inches of the front property line – UP #00-10000044  (Mike Tolbert)

   PSA Action Date: August 24, 2000
   Continued From: June 22, 2000
   Recommendation: Approve

8. 1115 HEARST AVENUE

Request by Phil Lovett to construct four three story single family houses with four parking spaces for condominium purposes on a vacant lot – UP #00-10000055  (Xandra Grube)

   PSA Action Date: August 7, 2000
   Continued From: June 22, 2000
   Recommendation: Approve

9. 125 PANORAMIC WAY

Request by Scott Seahass to construct a hot tub and to construct a fence over four feet in height – UP #00-10000019  (Margaret Kavanaugh-Lynch)

   PSA Action Date: August 7, 2000
   Continued From: June 22, 2000
   Recommendation: Approve

New Hearing

10. 1583 ARCH STREET

Request by Barbara Zelwer to allow the creation of a private psychotherapy practice with a minimum of 10 clients a week in an existing dwelling unit – UP #00-10000003  (Margaret Kavanaugh-Lynch)

   PSA Action Date: July 18, 2000
   Continued From: None
   Recommendation: Approve

11. 2425-2429-1/2 BLAKE STREET

Request by Oso Koenigshofer to construct four dwelling units; for construction of main buildings over 28 feet and; to allow the second main building to encroach into rear setback – UP #00-10000040  (Margaret Kavanaugh-Lynch)

   PSA Action Date: September 29, 2000
   Continued From: None
   Recommendation: Approve

12. 1608 FOURTH STREET

Request by Peter Meier for SPI 1608 4th Street Associates to construct a three story building containing 450 parking spaces at the basement, ground floor and second floor levels and 45,000 square feet of office space at the third floor; to construct a three story, 50,000 square foot office building; to permit the establishment of a driveway on Virginia Street that exceeds 20 feet in width at the property line; to remove 5,825 square feet of industrially
New Hearing – Continued:

1608 FOURTH STREET

used floor area off-site; to demolish a 5,825 square foot industrial building and;
use of off-site parking on an interim basis during construction of Phase II – UP #00-10000021 (Gisele Sorensen)

PSA Action Date: December 23, 2000
Continued From: None
Recommendation: Comment and Continue to July 27, 2000

13. 2738 GARBER STREET

Request by Odette Larde to eliminate one dwelling unit by converting a fourplex to a triplex
– UP #00-10000048 (Gisele Sorensen)

PSA Action Date: August 1, 2000
Continued From: None
Recommendation: Approve

14. 2025 LINCOLN STREET

Request by Laura Natkins to operate a moderate impact home occupation and to construct
a major residential addition – UP #00-10000035 (Gisele Sorensen)

PSA Action Date: September 22, 2000
Continued From: June 8 & 22, 2000
Recommendation: Approve

15. 3136 SACRAMENTO STREET

Request by Jose Perez, Jr., to allow alcoholic beverage service at an existing food service
establishment – UP #00-10000041 (Pierce MacDonald)

PSA Action Date: August 28, 2000
Continued From: None
Recommendation: Approve

16. Administrative Use Permits Approved by the Zoning Officer

150 Berkeley Sq. 1716-1718 Chestnut St 1056 Cragmont Ave
1325 Curtis St 830 Hilldale Ave 467 Kentucky Ave
1732 La Vereda Rd 36 The Plaza Dr 2708 Russell St
1040 University Ave

17. Informational/Communication

None

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.

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.