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
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AGENDA

Roll Call 7:00 PM

Public Comment 7:00 PM

Business Meeting

1. Chair’s Report

2. Current Business/Committee Appointments

3. Future Agenda Items:

4. Other Matters:

   A. 1301 Oxford Street: Public Hearing to accept public comments and make Zoning Adjustments Board comments on the adequacy of the Draft Environmental Impact Report for the Congregation Beth El Synagogue and School – UP #99-0000079 (Steve Solomon)

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

Consent Calendar I

5. 1118 & 1120 CRAGMONT AVENUE

   Request by Clifford Orloff to construct a 2,940 square foot, single family attached two car garage on a 6,043 square foot vacant lot at 1118 Cragmont with an average height of 38’3” and a maximum height of 48’0”; to construct a 2,976 square foot, single family house and attached two car garage on a 5,887 square foot on a vacant lot at 1120 Cragmont with an average height of 36’7” and maximum height of 48’6” – UP #00-10000030/UP #00-10000031 (Xandra Grube)

   PSA Action Date: October 12, 2000
Continued From: June 22, 2000
Recommendation: Continue to September 14, 2000
Consent Calendar I – Continued:

6. **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:** July 13, 27, 2000
   - **Recommendation:** Continue to September 14, 2000

7. **2138-50 OXFORD STREET**
   Request by Nasser Kashani to extend Use Permit #A2313 and Variance #1482-MOD #00-70000010 (Xandra Grube)
   - **PSA Action Date:** October 12, 2000
   - **Continued From:** None
   - **Recommendation:** Continue to September 14, 2000

Consent Calendar II

8. **1728 DELAWARE STREET**
   Modification of Use Permit #98-10000083 to modify roof line of an approved major residential addition – UP #00-70000016 (Matt LeGrant)
   - **PSA Action Date:** September 14, 2000
   - **Continued From:** None
   - **Recommendation:** Approve

9. **1138 KEELER AVENUE**
   Request by Carol Van Bourg Melton to establish an accessory dwelling unit - UP #00-1000047 (Pierce Macdonald)
   - **PSA Action Date:** September 14, 2000
   - **Continued From:** None
   - **Recommendation:** Approve

**Hearing on Continued Items**

None
New Hearing

10. 2 NORTHGATE AVENUE  Request by Paul Wang to demolish the existing fire damaged single family residence; to reduce the required rear yard setback; to reduce the required front yard setback and; to allow the construction of a single family residence – UP #00-10000051 (Greg Powell)
   PSA Action Date: August 10, 2000
   Continued From: None
   Recommendation: Approve

11. 1510 OXFORD STREET  Request by Kappe Architects to construct a new dwelling unit and garage to allow the second main structure to encroach into the rear setback – UP #00-10000064 (Margaret Kavanaugh-Lynch)
   PSA Action Date: August 10, 2000
   Continued From: None
   Recommendation: Approve

12. 1941 SAN PABLO AVENUE  Request by Margaret Taylor for Smart and Final Stores to sell distilled spirits for off-site consumption in conjunction with an existing Smart and Final wholesale grocery store --UP #00-10000061 (Gisele Sorensen/Matt LeGrant)
   PSA Action Date: August 10, 2000
   Continued From: None
   Recommendation: Deny

13. 2271 SHATTUCK AVENUE  Request by John and Mary Connolly to add live entertainment incidental to the restaurant use; to add distilled spirits to the current beer and wine license with the existing use of the full service restaurant and; to modify the existing Use Permit to increase the hours of operation from 11:00 AM to 11:00 PM to the hours 11:30 AM to 1:30 AM, Monday through Friday and 10:00 AM to 1:30 AM, Saturday and Sunday – UP #00-70000008 (Margaret Kavanaugh-Lynch)
   PSA Action Date: August 10, 2000
   Continued From: None
   Recommendation: Approve
New Hearing – Continued:

14. **2601 TELEGRAPH AVENUE** Request by Shams and Amina Makhany to establish hours of operation beyond 7:00 AM to 10:00 PM and to modify Use Permit #7433 to change the hours of operation of a convenience store from the existing 7:00 AM to 12 Midnight to 4:00 AM to 12 Midnight – UP #00-10000043 (Pierce Macdonald)

   **PSA Action Date:** October 13, 2000  
   **Continued From:** None  
   **Recommendation:** Approve

15. **2327, 2329, 2329A WARD STREET** Request by Ann-Marie Hogan and Stephen Wuichet to eliminate a dwelling unit from a duplex– UP #00-10000034 (Margaret Kavanaugh-Lynch)

   **PSA Action Date:** October 12, 2000  
   **Continued From:** None  
   **Recommendation:** Deny

16. **Administrative Use Permits Approved by the Zoning Officer**

   - 805 Gilman St, #B  
   - 805 Gilman Street, #C  
   - 1621 Oregon St  
   - 2231 Oregon St  
   - 2017 Parker St  
   - 2210 Seventh St  
   - 1861 Solano 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.

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