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.
Roll Call 7:00 PM

Public Comment 7:00 PM

Business Meeting

1. Chair’s Report

2. Current Business/Committee Appointments

   A. Joint Design Review Committee and Zoning Adjustments Board Meeting

3. Future Agenda Items:

4. Other Matters:

   A. 2455 PROSPECT STREET Review of proposed architectural treatment of metal railings per the modified Use Permit Conditions of Approval.

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, August 10, 2000
Recommendation: Continue to October 12, 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 12, 2000  
   Continued From: July 13, 27, August 10, 2000  
   Recommendation: Continue to September 28, 2000

7. 2700 SAN PABLO AVENUE  
Request by Patrick Kennedy and Gordon Choyce to demolish the existing building; to construct a 50,000 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, July 13, 27, 2000  
   Recommendation: Continue to October 12, 2000

Consent Calendar II

8. 2004 EMERSON STREET  
Request by Shannon McDougall for Sprint PCS to allow the installation of a wireless communications facility – UP #00-20000042 (Greg Powell)  
   PSA Action Date: September 14, 2000  
   Continued From: None  
   Recommendation: Approve

9. 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: August 10, 2000  
   Recommendation: Approve
Appeal of Administrative Use Permit

Please note: Appeals of Administrative Use Permits are not subject to public hearing and no public testimony will be taken at this time. The Board can choose to set the matter for public hearing or affirm the decision of the Zoning Officer to grant the permit.

10. 1621 OREGON STREET
Appeal of Zoning Officer’s decision of Administrative Use Permit #00-20000056 for construction of 1,260 square foot addition to an existing single family house and extension of existing non-conforming front yard (Steve Solomon)

PSA Action Date: None
Continued From: None
Recommendation: Affirm Zoning Officer’s decision

11. 2017 PARKER STREET
Appeal of Zoning Officer’s decision of Administrative Use Permit for demolition and construction of a replacement accessory building (Margaret Kavanaugh-Lynch)

PSA Action Date: None
Continued From: None
Recommendation: Affirm Zoning Officer’s decision

Hearing on Continued Items

12. 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: November 27, 2000
Continued From: August 10, 2000
Recommendation: Approve

13. 1544-46 SPRUCE STREET
Request by Marcy Wong to convert a three unit residential structure to a single family dwelling; to construct a single family dwelling and; to reduce the rear yard setback to three feet where a minimum of 15 feet is required – UP #00-10000063 (Xandra Grube)

PSA Action Date: October 12, 2000
Continued From: July 27, 2000
Recommendation: Approve

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New Hearing

14. 2071 ADDISON STREET  Request by Jim Novosel to establish an educational center for the Berkeley Repertory Theater for theater arts with classrooms and workshops – UP #00-10000037 (Margaret Kavanaugh-Lynch)
   PSA Action Date: November 27, 2000
   Continued From: None
   Recommendation: Approve

15. 2110 ASHBY AVENUE  Request by Marcy Wong to convert an existing storage building into an 800 square foot live/work unit – UP #00-10000070 (Margaret Kavanaugh-Lynch)
   PSA Action Date: September 14, 2000
   Continued From: None
   Recommendation: Approve

16. 2224-2230 DERBY STREET  Request by Ronald Giddings to construct a 1,169 square foot, two story addition to the rear of a non-conforming fourplex, adding one bedroom to each unit; a Variance to allow an addition to a lawful non-conforming structure – UP #00-10000053 (Gisele Sorensen)
   PSA Action Date: September 28, 2000
   Continued From: None
   Recommendation: Deny

17. 2811 NINTH STREET  Request by George Wagner to raise a two story single family house by one foot in height (from 22 to 23 feet) and increase second floor by 20 square feet; to construct a 734 square foot office area at the ground floor and; to construct a two story, 18’10” high accessory building with a 544 square foot two car garage and 260 square foot workshop at the ground level and a 335 square foot upper level workshop – UP #00-10000068 (Gisele Sorensen)
   PSA Action Date: September 14, 2000
   Continued From: None
   Recommendation: Approve
New Hearing – Continued:

18. 2412 PIEDMONT AVENUE  Request by Reza Valiyee to legalize 3 studio apartments that were built prior to obtaining permit – UP #00-10000059  (Victoria Johnson)
    PSA Action Date: None
    Continued From: None
    Recommendation: Set for Public Hearing for October 12, 2000

19. Administrative Use Permits Approved by the Zoning Officer

   1099 Ashby Ave  2877 Buena Vista Way  1445-51 Dwight Wy
   1920 San Pablo Ave  1112 Shattuck Ave  2205 Stuart St
   2309 Stuart St  2855 Telegraph Ave

20. Informational/Communication

   A. Letter from Charles Pappas regarding #1 Whitaker Avenue with Staff response
   B. Newspaper clipping from Patrick Kennedy: Opinion: Voice of the People: Housing Crisis

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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