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.
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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

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 Avenue 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
vacant lot at 1120 Cragmont Avenue with an average height of 36’7” and
maximum height of 48’6” – UP #00-10000030/UP #00-10000031 (Xandra
Grube)
   PSA Action Date: 01-23-01
   Continued From: 06-22-00, 08-10-00, 09-14-00
   Recommendation: Continue off Calendar

6. 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: 12-14-00
   Continued From: 09-14-00
   Recommendation: Continue off Calendar
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Consent Calendar I – Continued:

7. 3112 ELLIS STREET

Request by Allen Ledet to construct a two story, 25’” high, 2,259 square foot triplex on a 4,560 square foot lot – UP #00-10000042 (Gisele Sorensen)

PSA Action Date: New Date to be Assigned
Continued From: 07-13 & 27-00, 08-10-00, 09-14 & 28-00
Recommendation: Continue off Calendar

8. 2422 FIFTH STREET

Request by David Trachtenberg to demolish a two story residential structure and to construct a dwelling unit above parking and a separate two story structure for office/warehouse use – UP #00-10000078 (Gisele Sorensen)

PSA Action Date: New Date to be Assigned
Continued From: None
Recommendation: Continue off Calendar

9. 1185 GLEN AVENUE

Request by J. Ratch and S. Karver to demolish an existing single family house and to construct a new single family residence – UP #00-10000073 (Pierce Macdonald)

PSA Action Date: 11-19-00
Continued From: 09-28-00
Recommendation: Continue to 11-09-00

10. 2700 SAN PABLO AVENUE

Request by Patrick Kennedy and Gordon Choyce to demolish the existing building; to construct a 50,000 square foot, 4 story mixed use building; for quick service food – UP #99-10000096 (Greg Powell)

PSA Action Date: 11-14-00
Continued From: 07-08-00, 07-13 & 27-00, 09-28-00
Recommendation: Continue to 11-09-00
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Consent Calendar II

11. 1440 FOURTH STREET
Request by David Trachtenberg to allow the conversion of an existing building containing research and development laboratory and office space and ancillary manufacturing and to allow the expansion of manufacturing and office uses - UP #00-10000081  (Greg Powell)

PSA Action Date: 10-24-00
Continued From: None
Recommendation: Approve

12. 750 POTTER
Request by Weatherford Motors, Inc., to modify Use Permit #A2079 to expand an existing car dealership – UP #00-70000025  (Pierce Macdonald)

PSA Action Date: 11-27-00
Continued From: None
Recommendation: Approve

Appeal of Administrative Use Permit

NOTE: Appeal 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.

13. 1861 SOLANO AVENUE
Appeal of Zoning Officer’s decision of Administrative Use Permit #00-20000059 to erect 12 wireless antennas on the roof and sides of the Oaks Theater  (Xandra Grube)

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

Review of Use Permit

14. 2412 PIEDMONT AVENUE
Consideration to adopt resolution to declare property a public nuisance and to set for a public hearing  (Victoria Johnson)

PSA Action Date: None
Continued From: None
Recommendation: Declare property as public nuisance
Hearing on Continued Items

15. 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 the 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: 12-14-00
   Continued From: 09-28-00
   Recommendation: Approve

16. 1109 STERLING AVENUE

Request by Allan Brochier to construct a single family dwelling; to allow the garage to abut the front property line where a 20’ front yard setback is required and; to let the structure’s height be 32’ 5” – UP #00-10000049 (Steve Solomon)

   PSA Action Date: 02-07-01
   Continued From: 09-28-00
   Recommendation: Approve

New Hearing

17. 1825 BERKELEY WAY

Request by Himmat Kataria to allow the construction of a single family dwelling and to allow a second main building to be located within 4’ 8” of the rear property line – UP #00-10000099 (Steve Solomon)

   PSA Action Date: 11-27-00
   Continued From: None
   Recommendation: Approve

18. 1621 OREGON STREET

Request by David Miller to allow a 1,260 square foot major residential addition of an existing 1,726 square foot single family dwelling and to allow the vertical “extension” of non-conforming walls – UP #00-20000056 (Steve Solomon)

   PSA Action Date: None
   Continued From: None
   Recommendation: Approve
19. **Administrative Use Permits Approved by the Zoning Officer**

1461 Acton Crescent  
425 Vassar Ave  
2388 Vine St  
1800 W. Frontage Rd

**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.