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 from 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.
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 Date For Action

Consent Calendar I

5. 2316 GLEN AVENUE Request by Thomas and Alisa Caulfield to construct a new single family house and to establish front yard parking - UP #00-10000029 (Xandra Grube)
   PSA Action Date: 04-26-01
   Continued From: 01-25-01, 02-22-01, 03-22-01
   Recommendation: Continue to 04-26-01

6. 2507-09 MCGEE AVENUE Consideration to adopt Resolution to declare property a public nuisance for which an illegal third story addition has been constructed without three required Use Permits and two Variances by Rash B.Ghosh (Victoria Johnson)
   PSA Action Date: None
   Continued From: 03-22-01
   Recommendation: Continue pending court decision
ZONING ADJUSTMENTS BOARD AGENDA
THURSDAY, APRIL 12, 2001
PAGE 3 OF 7

Consent Calendar I - Continued:

7. 1719-1725 UNIVERSITY AVENUE Request by Ali Kashani for Affordable Housing Associates to construct a 37,191 square foot mixed-use building containing 29 apartment units, 4,930 square feet of retail floor area, a café, and ground floor parking for 36 automobiles; to move (technical demolition) the existing single family residential building (Structure of Merit) for the purpose of relocating to another site; to demolish the existing store; to construct a mixed-use building to a height of four stories and 43 feet (average); to modify the R-3 open space requirement; to modify the residential parking requirement of 33 parking spaces to provide 28 spaces; to provide eight parking spaces for commercial use where the commercial parking requirement is ten spaces; and to allow a five foot rear yard where a depth of 12'6” is required - #00-10000104 (Xandra Grube)

   PSA Action Date: 09-20-01
   Continued From: 03-22-01
   Recommendation: Continue to 04-26-01

Consent Calendar II

8. 801 GRAYSON STREET Request by Allan Palmer, Bayer Corporation, for a modification of Use Permit #00-10000008 to change the footprint of the Sterile Fill Building, Phase I - MOD #01-70000022 (Margaret Kavanaugh-Lynch)

   PSA Action Date: 05-10-01
   Continued From: None
   Recommendation: Approve

9. 2410 TELEGRAPH AVENUE Request by TGA Architects to convert existing space to a travel agency with an accessible ramp and railing - UP #01-10000018 (Pierce Macdonald/Christina Ratcliffe)

   PSA Action Date: 05-24-01
   Continued From: None
   Recommendation: Approve
ZONING ADJUSTMENTS BOARD AGENDA  
THURSDAY, APRIL 12, 2001  
PAGE 4 OF 7

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.

10. 1631 CHANNING WAY Appeal of Zoning Officer's decision to approve Administrative Use Permit #00-20000143 to allow a second story addition to an existing residence (Gisele Sorensen)  
PSA Action Date: None  
Continued From: None  
Recommendation: Affirm Zoning Officer's decision

Hearing on Continued Items

11. 1229 GLEN AVENUE Request by Eileen Javar and Heiko Dzierzon to construct a major residential addition of 1,651 square feet by raising the house by 1.5 feet to an average height of 21 feet; to establish two parking spaces in the required front yard; to allow the increase in height of an accessory structure to an average height of 13.5 feet less than four feet from the side property line and; to convert a portion of the habitable space to a 640 square foot accessory dwelling unit – UP #00-10000105 (Gisele Sorensen)  
PSA Action Date: 04-26-01  
Continued From: 03-08&22-01  
Recommendation: Approve revised plans

12. 1786-1788 SHATTUCK AVENUE Request by Carole Sartenaer to establish a full service restaurant and one required parking space off site - UP #00-10000090 (Xandra Grube)  
PSA Action Date: 04-12-01  
Continued From: 03-08&22-01  
Recommendation: Deny
ZONING ADJUSTMENTS BOARD AGENDA
THURSDAY, APRIL 12, 2001
PAGE 5 OF 7

New Hearing

13. 3225 ADELINE STREET
Request by Zach Radding to construct a new, three story, mixed use building with five off-street parking spaces - UP #01-10000008 (Margaret Kavanaugh-Lynch)

   PSA Action Date: 04-26-01
   Continued From: None
   Recommendation: Approve

14. 2914 COLLEGE AVENUE
Request by Edward Shen-Li Chu to modify Use Permit #6931 to change from beer and wine sales to general alcohol sales in conjunction with an existing full service restaurant - MOD #00-70000042 (Pierce Macdonald/Christina Ratcliffe)

   PSA Action Date: 04-26-01
   Continued From: None
   Recommendation: Approve

15. 3211 COLLEGE AVENUE
Request by Budd MacKenzie, Buttercup Bakery, to allow beer and wine service in an existing restaurant - UP #01-10000011 (Gisele Sorensen)

   PSA Action Date: 04-26-01
   Continued From: None
   Recommendation: Approve

16. 1231 GRIZZLY PEAK BLVD
Request by Dimitre Trifonov and Elena Serbinova to construct a new, three story residence - UP #00-10000082 (Gisele Sorensen)

   PSA Action Date: 09-13-01
   Continued From: None
   Recommendation: Approve

17. Administrative Use Permits Approved by the Zoning Officer

   1513 Belvedere St
   2104 Los Angeles
   1301 Oxford St
   1427-29 Oxford St
   1246-48 Rose St
   1770-72 Spruce St
18. **Information/Communication**

Anonymous letter dated February 25, 2001 regarding Zoning Adjustments Board

**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. If you believe that this decision or any condition attached to it denies you any reasonable economic use of the subject property, was not sufficiently related to a legitimate public purpose, was not sufficiently proportional to any impact of the project, or for any other reason constitutes a “taking” of property for public use without just compensation under the California or United States Constitutions, the following requirements apply:
Legal Notice Concerning Your Legal Rights - Continued:

A. That this belief is a basis of your appeal.

B. Why you believe that the decision or condition constitutes a “taking” of property as set forth above.

C. All evidence and argument in support of your belief that the decision or condition constitutes a “taking” as set forth above.

If you do not do so, you will waive any legal right to claim that your property has been taken, both before the City Council and in court.

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.