CONSENT CALENDAR PROCEDURES

Due to the 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:

Consent Calendar I
Routine business such as modifications 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.)

Consent Calendar II
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 recommends approval.

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 Items.

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. Recommendation for Design Review Committee Appointment

3. Future Agenda Items

4. Other Matters

 NOTE: PSA = Permit Streamlining Act Date For Action

Consent Calendar I

5. 635 SANTA ROSA STREET
   
   Appeal of Administrative Use Permit #01-20000002 to allow a 725 square foot expansion of an existing single family dwelling (Steve Solomon)
   
   PSA Action Date: None
   
   Continued From: None
   
   Recommendation: Continue to 01-24-02 for noticing

6. 1820 SOLANO AVENUE
   
   Minor reconfiguration of second floor terrace approved by Zoning Adjustments Board on December 13, 2001.

7. 2628 TELEGRAPH AVENUE
   
   Request by City Staff to adopt resolution per the Zoning Adjustments Board's direction to revoke Use Permit #7805 for non-compliance with conditions of Use Permit (Maurice Norrise)
   
   PSA Action Date: None
   
   Continued From: 12-13-01
   
   Recommendation: Adopt Resolution
Consent Calendar II

8. 1151 DELAWARE STREET
   Request by Carl Wisser, Architect for Edward and Sigrid Allen for the creation of a 511 square foot second dwelling unit in the R-2 District - UP #01-10000095 (Pierce Macdonald)
   PSA Action Date: 03-14-02
   Continued From: None
   Recommendation: Approve

9. 2422 FIFTH STREET
   Request by Mark Johnson to modify Use Permit #00-10000078 to extend for one year the previously granted permit to demolish a two story residential structure and construct a dwelling above parking and a separate two story structure for office/warehouse use - MOD #01-70000050 (Gisele Sorensen)
   PSA Action Date: 02-14-02
   Continued From: None
   Recommendation: Approve

Hearing on Appeals of Administrative Use Permits:

10. 2720 EIGHTH STREET
    Public Hearing on an appeal of an Administrative Use Permit for a request by Elliot Abrams to construct two three-story duplexes, attached at the ground floor by a covered four space carport with a deck above - UP #00-20000183 (Gisele Sorensen)
    PSA Action Date: None
    Continued From: 11-08-01
    Recommendation: Affirm Zoning Officer's decision

Hearing on Continued Items

None
New Hearing:

11.  **1630 BLAKE**  Request by Sarah DeVito Brown to convert a 2,692 square foot, two story single family house into a duplex consisting of 1,592 square foot dwelling unit at the upper floor and a portion of the lower floor and a 900 square foot dwelling unit at the lower floor - UP #01-10000101  (Gisele Sorensen)

    PSA Action Date:  01-10-02  
    Continued From:  None  
    Recommendation:  Approve

12.  **959 CRAGMONT**  Request by Avi Atid to modify Use Permit #A2354 to allow construction of a new second story, 400 square foot addition over an approved first floor attached accessory dwelling unit - #01-70000040  (Pierce Macdonald)

    PSA Action Date:  01-10-02  
    Continued From:  None  
    Recommendation:  Approve

13.  **1843-47 DWIGHT**  Request by Ledger Wanaselja Architecture to construction four two-story dwelling units, one commercial space with four parking spaces and renovation of the existing building - UP #01-10000106  (Carole Kajita)

    PSA Action Date:  01-24-02  
    Continued From:  None  
    Recommendation:  Approve

14.  **2817 PRINCE**  Request by Maxwell Beaumont to legalize the demolition of a 1,343 square foot single family dwelling and to construct a 1,715 square foot single family house and replace existing garage - UP #01-10000086  (Carole Kajita)

    PSA Action Date:  02-14-02  
    Continued From:  None  
    Recommendation:  Approve
New Hearing - Continued:

15. 1775 SAN PABLO AVENUE 70000021 (Gisele Sorensen)
    Request by Kevin Stong for Eighty-Eight & Associates to modify Use Permit #9814 to add 717 square foot addition to an existing quick service restaurant - UP #01-70000021
    PSA Action Date: 01-24-02
    Continued From: None
    Recommendation: Approve

16. 2612-2616 TELEGRAPH AVENUE 70000053 (Hector Lopez)
    Request by Jim Novosel to construct a mixed-use building greater than 5,000 square feet gross floor area (22,325 square feet proposed); to construct a four story mixed-use building up to a maximum height of 50 feet - UP #01-10000053
    PSA Action Date: 01-24-02
    Continued From: None
    Recommendation: Approve

17. 59 VICENTE ROAD 10000064 (Hector Lopez)
    Request by Pal and Nancy Vincent to construct a new dwelling unit - UP #01-10000064
    PSA Action Date: 02-14-02
    Continued From: None
    Recommendation: Approve

18. Administrative Use Permits Approved by the Zoning Officer

   991 Creston Rd
   2141 Emerson St
   2133 Eunice St
   2961 Shasta Rd
   1742 Solano Ave
   1160 University Ave
   2068 University Ave (Revised) 2068 University Avenue

19. Information/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. 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:

   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 the City Clerk's Office at 981-6330 (voice) or 981-6345 (TDD); at least five (5) working days notice will ensure availability.