## ZONING ADJUSTMENTS BOARD AGENDA

**THURSDAY, SEPTEMBER 23, 2004**

**7:00 PM**

**CITY COUNCIL CHAMBERS, OLD CITY HALL**

**2134 MARTIN LUTHER KING JUNIOR WAY**

**BERKELEY, CA  94704**

(Wheelchair Accessible)

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### 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 includes:

- Routine business such as modifications of use permits which are 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.)

- 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 Boardmember may require that a Consent Calendar item be removed from the Calendar for discussion and testimony (if already posted for hearing). 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. You may also submit comments by E-mail at zab@ci.berkeley.ca.us. If you want to speak at a public hearing, you must turn in a speaker card 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: Please refrain from wearing scented products to public meetings.
AGENDA

Roll Call

Public Comment

Consent Calendar

1. 909 SANTA BARBARA ROAD  
Request by Francisco Omar Aranz to modify Use Permit #04-10000082 to change windows on an existing single-family dwelling (currently under construction) – MOD #04-70000045 (Aaron Sage)  
Continued From: None  
Recommendation: Approve

2. 1340 SIXTH STREET  
Request by Ken David to demolish a commercial building, to demolish a residential duplex and to construct a 10,472 square foot building, in “average” height, portions of which are three stories tall and with seven parking spaces on a 10,320 square foot site. The City Council remanded this matter to the ZAB after holding a public hearing on an appeal by the applicant – UP #02-10000026 (Steve Solomon)  
Continued From: 07-22-04;08-26-04  
Recommendation: Continue to 10-14-04

Continued Hearing

3. 2113 VINE STREET  
Request by Michael Werther of Vintage Berkeley, LLC to establish a wine retailer with on-site tasting in an existing 1,280 square foot building – UP #04-10000067 (Aaron Sage)  
Continued From: 09-09-04  
Recommendation: Approve

Appeal of Administrative Use Permit

NOTE: Appeals of Administrative Use Permit 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.
New Hearing

4. **1120 CRAGMONT AVENUE**
   Request by Jason Kaldis to construct a 3,835 square foot, single-family dwelling, of three stories (two living levels) with an average height of 32 feet, nine inches, and a maximum height of 33 feet, on an 11,906 square foot lot. A garage with two parking spaces is proposed – UP #03-10000050 (Steve Solomon)
   
   Continued From: None
   Recommendation: Approve

5. **1734 LA VEREDA ROAD**
   Request by John Holey to construct a 977 square foot garage, built into the on a vacant lot at the above address. The new garage will accommodate a total of three cars, two of which will be parked in tandem so that two vehicles will be independently accessible from this garage at any one time – (Lucy Armentrout)
   
   Continued From: None
   Recommendation: Deny without prejudice

6. **Information/Communication**
   
   A. Memo from Debbie Sanderson, dated 09-23-04, regarding Regulation of Wine Stores in the C-NS District (See 2113 Vine Street, Agenda Item # )

7. **Business Meeting**

8. **Chair’s Report**

9. **Current Business/Committee Appointments**

10. **Future Agenda Items**
    
    A. Pending Zoning Hearings
    B. City Council Appeals List

11. **Other Matters**

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 Current Planning Division at 981-7410 (voice) or 981-6345 (TDD); at least five (5) working days notice will ensure availability.

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