



City of Alameda

Meeting Agenda

Zoning Administrator Hearing

Monday, August 17, 2026

2:00 PM

VIA ZOOM

When: Aug 17, 2026 02:00 PM Pacific Time (US and Canada)

Topic: Zoning Administrator Hearing

Register in advance for this webinar:

https://alamedaca-gov.zoom.us/webinar/register/WN_MHPueEiJSb-1G0h6JWcEtw

After registering, you will receive a confirmation email containing information about joining the webinar.

Any requests for reasonable accommodations should be made by completing an online form:

<https://us.openforms.com/Form/7e338354-7abf-4852-886d-229f8c7019b9>

1 CALL TO ORDER

2 PUBLIC COMMENT

NON-AGENDA PUBLIC COMMENT - Anyone may speak for 3 minutes regarding any matter not on the agenda

3 PUBLIC HEARING

- 3-A** [2026-6232](#) PLN26-0385 - Webster Street - Administrative Use Permit - Applicant: Mueen Albaneh. A public hearing to consider an Administrative Use Permit to allow commercial recreation, specifically billiards and other games, with access in an existing storefront lobby and stairs to an upstairs / former mezzanine area comprising approximately 1,500 square feet of floor area. The project is categorically exempt from environmental review pursuant to CEQA Guidelines Section 15301 - Class 1 - Existing Facilities and Section 15183, Projects Consistent with General Plan and Zoning.

Attachments: [Exhibit 1. Floor Plan](#)
 [Exhibit 2. Business Plan](#)

4 ADJOURNMENT

PLEASE NOTE:

- Appeals of Zoning Administrator decisions are considered by the Planning Board. Appeals must be filed in the Planning, Building and Transportation Department in writing stating the basis of appeal with the appeal fee within 10 days of the date of action.
- Translators or sign language interpreters will be available on request. Please contact the Planning, Building and Transportation Department, at (510) 747-6805 or (510) 522-7538 (TDD number) at least 72 hours before the meeting to request a translator or interpreter.
- Accessible seating for persons with disabilities (including those using wheelchairs) is available.
- Minutes of the meeting are available in enlarged print.
- Audiotapes of the meeting are available upon request. Please contact the Planning, Building and Transportation Department at (510) 747-6805 or (510) 522-7538 (TDD number) at least 48 hours before the meeting to request agenda materials in an alternative format, or any other reasonable accommodation that may be necessary to participate in and enjoy the benefits of the meeting.
- **KNOW YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE:** Government's duty is to serve the public, reaching its decisions in full view of the public. Commissions, boards, councils and other agencies of the City of Alameda exist to conduct the citizen of Alameda's business. This ordinance assures that deliberations are conducted before the people and that City operations are open to the people's review.
- **FOR MORE INFORMATION ON YOUR RIGHTS UNDER THE SUNSHINE ORDINANCE OR TO REPORT A VIOLATION OF THE ORDINANCE, CONTACT THE OPEN GOVERNMENT COMMISSION:** the address is 2263 Santa Clara Avenue, Room 380, Alameda, CA, 94501; phone number is 510-747-4800; fax number is 510-865-4048, e-mail address is lweisiger@alamedaca.gov and contact is Lara Weisiger, City Clerk.
- In order to assist the City's efforts to accommodate persons with severe allergies, environmental illnesses, multiple chemical sensitivity or related disabilities, attendees at public meetings are reminded that other attendees may be sensitive to various chemical based products. Please help the City accommodate these individuals.