



# City of Alameda

## Meeting Agenda

### Zoning Administrator Hearing

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Monday, May 2, 2022

3:00 PM

Via Zoom

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**When: May 2, 2022 03:00 PM Pacific Time (US and Canada)**

**Topic: Zoning Administrator Hearing May 2, 2022**

**Register in advance for this webinar:**

[https://alamedaca-gov.zoom.us/webinar/register/WN\\_Lu-TQIXYTm67S4qQvuYO6Q](https://alamedaca-gov.zoom.us/webinar/register/WN_Lu-TQIXYTm67S4qQvuYO6Q)

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

**For Telephone Participants:**

**Zoom Phone Number: 669-900-9128**

**Meeting ID: 879 9592 3616**

**Any requests for reasonable accommodations from individuals with disabilities should be made by contacting the City Clerk's office (clerk@alamedaca.gov or 510-747-4800).**

**City Hall will be NOT be open to the public during the meeting**

**1        CALL TO ORDER**

**2        PUBLIC COMMENT**

**3        PUBLIC HEARING**

3-A [2022-1973](#) PLN22-0188 - Administrative Use Permit - 1100 Marina Village Parkway - Applicant: G&I IX Marina Village Research Park LP. Public hearing to consider an Administrative Use Permit to allow an approximately 180-square-foot outdoor generator enclosure located east of an existing commercial building. The outdoor generator equipment will be surrounded by an eight-foot tall chain linked fence. The project includes modifications to the existing landscaping and parking lot to accommodate the new enclosure. The property is located within the Marina Village Master Plan M-X, Mixed-Use zoning district and designated Business and Employment in the Alameda 2040 General Plan.

**Attachments:** [Exhibit 1 Project Plans](#)

3-B [2022-1974](#) PLN22-0180 - Administrative Use Permit - 1135 Atlantic Avenue - Applicant: Maria Dohadwala for G&I IX Marina Village Research Park LP. Public hearing to consider an Administrative Use Permit to allow an approximately 2,000-square-foot outdoor equipment enclosure located at the east side of an existing commercial building. The enclosure will be enclosed by an approximately 10-foot high chain-linked fence. The project includes modifications to the existing landscaping and parking lot to accommodate the new enclosure. The property is located within the Marina Village Master Plan M-X, Mixed-Use zoning district and designated Business and Employment in the Alameda 2040 General Plan.

**Attachments:** [Exhibit 1 Project Plans](#)

3-C [2022-1976](#) PLN21-0516 - 2542 Santa Clara Avenue - Applicant: Tony Valadez. Public hearing to consider an Administrative Use Permit, pursuant to AMC Section 30-12.3, to re-establish bar use at the former Lemon Tree bar location, with hours of operation from 10 am to 2 am, and the continuation of an outdoor seating area at the sidewalk. The proposed facade improvements subject to Design Review include removal of the existing stone veneer and shingle awning, and restoration of the original tile, stone entry and transom windows. A proposed storefront system will infill the existing openings and will align with the existing storefronts in the building. The property is located within the C-C-T, Community-Commercial-Theater Combining zoning district and designated Community Mixed Use in the Alameda 2040 General Plan. The project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 - Existing Facilities.

**Attachments:** [Exhibit 1 Project Plans](#)

**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](mailto: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.