



City of Alameda

Meeting Agenda

Zoning Administrator Hearing

Tuesday, September 1, 2015

3:00 PM

City Hall, 2263 Santa Clara Avenue, Conference
Room 360, 3rd Floor, Alameda, CA 94501
Meetings held as needed on Tuesdays at 3:00
p.m.

1 CALL TO ORDER

2 PUBLIC COMMENT

3 PUBLIC HEARING

3-A [2015-1990](#) **PLN15-0323 - 508 Taylor Ave. - Applicant: Catherine Cook.** Applicant requests approval of an Administrative Use Permit to allow the operation of a private school, with extended child care before and after class. The maximum capacity would be for 25 students. The site is served by three (3) off-street parking spaces for faculty. Classes will be conducted from 8:30am to 3:30pm, with extended morning child care starting at 7am, and ending at 6:00pm. The applicant is proposing to install a staggered drop off schedule for students in order to minimize traffic from on and off loading of students. The property is zoned R-2, Two-Family Residence Zoning District. The project is categorically exempt from California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301.

Attachments: [Proposed Site Plan & Floor Plan- EXHIBIT 1](#)
[Public Correspondence](#)

3-B [2015-1991](#) **PLN15- 0230 - 2501 Monarch Street - Applicant: Faction Brewing Co.** The applicant requests to modify an existing Use Permit to expand the existing outdoor patio onto a new wood deck raised 14 inches from grade and 40' 6" by 91' 3" in area. The deck will have a 30" high border with planter boxes to be planted with low-growing succulents. The applicant also requests to establish a customer 'overflow patio' area at grade to the west by moving the existing parking area to the north, providing 18 additional parking spaces. The entire fenced outdoor customer area will be 132' 8" by 104' 7". The request includes having a food truck vendor onsite during regular tasting room hours. No changes are proposed to the building which is a contributing structure to the NAS Historic District. The building is also located within the "buffer" zone required by the Biological Opinion, which established criteria for the protection of the endangered California Least Tern. The Least Tern nesting area is approximately 1,865 feet from the site.

Attachments: [Site Plan](#)

4 ADJOURNMENT

PLEASE NOTE:

- Appeals of Zoning Administrator decisions are considered by the Planning Board. Appeals must be filed in the Community Development 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 Community Development Department, at (510) 747-6850 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 Community Development Department at (510) 747-6850 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.