



City of Alameda

Meeting Agenda Zoning Administrator Hearing

Tuesday, June 21, 2016

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 [2016-3039](#) PLN16-0116 - 707 W. Tower Avenue (Building 9) Applicant: srmERNST Partners, LLC. The applicant requests Design Review approval to install a new row of second story view windows, install new pedestrian doors, remove and replace loading bay doors and windows, add a second story within the existing interior space, and repaint the building according to the previously approved Alameda Point color scheme. The applicant also requests Use Permit approval for outdoor seating and extended hours of operation daily until midnight associated with food and beverage service as an ancillary use to food and beverage manufacturing. The Use Permit also allows for incidental outdoor storage of equipment. The property is located within the AP-AR Alameda Point Adaptive Reuse Zoning District. The Alameda Point Final EIR (State Clearinghouse No. 201312043) evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point. No further review is required for this project.

Attachments: [Exhibit 1](#)

- 3-B** [2016-3040](#) PLN16-0115 - 651 W. Tower Avenue (Building 91) Applicant: srmERNST Partners, LLC. The applicant requests Design Review approval to demolish a non-contributing awning structure not original to the building, constructing new exterior storefront doors, repairing existing loading bay doors, and repainting the building according to the previously approved Alameda Point color scheme. The applicant also requests Use Permit approval for outdoor seating and extended hours of operation daily until midnight associated with food and beverage service as an ancillary use to food and beverage manufacturing. The Use Permit also allows for incidental outdoor storage of equipment. The property is located within the AP-AR Alameda Point Adaptive Reuse Zoning District. The Alameda Point Final EIR (State Clearinghouse No. 201312043) evaluated the environmental impacts of redevelopment and reuse of the lands at Alameda Point. No further review is required for this project.
- Attachments:** [Exhibit 1](#)
- 3-C** [2016-3041](#) PLN16-0221 - 848 Lincoln Avenue - Administrative Use Permit - Applicant: Christopher Pieda. A public hearing to consider a Use Permit to convert an existing ground floor retail space and second floor residential unit to a chiropractic office pursuant to AMC Section 30-4.8.c.2, which requires a Use Permit for office uses occupying street-fronting retail space. The property is located within the C-1 (Neighborhood Business) zoning district. This project qualifies for a categorical exemption under Section 15301(a) of the California Environmental Quality Act Guidelines, which exempts the operation, permitting, or leasing of existing private structures involving negligible or no expansion of use beyond that which exists from further environmental review.
- Attachments:** [Exhibit 1](#)
- 3-D** [2016-3042](#) PLN16-0239 -1601 Paru Street - Administrative Use Permit - Applicant: Margret Fago for Frank Bette Center for the Arts, Inc. A public hearing to consider a Use Permit to convert a residential unit on the second floor of the Frank Bette Center for the Arts into administrative offices with incidental gallery displays and studio for art classes. Pursuant to AMC Section 30-4.4.c, administrative offices of nonprofit organizations require a Use Permit. The Use Permit will also allow the use of the existing rear yard for exhibits and receptions. This project qualifies for a categorical exemption under Section 15301(a) of the California Environmental Quality Act Guidelines, which exempts the operation, permitting, or leasing of existing private structures involving negligible or no expansion of use beyond that which exists from further environmental review.
- Attachments:** [Exhibit 1](#)

- 3-E** [2016-3043](#) PLN16-0299 - 630 Central Avenue - Administrative Use Permit - Applicant: John Ngu. A public hearing to consider a Use Permit to add an outdoor dining patio at the rear of an existing restaurant building and to construct an outdoor trash enclosure and storage area on the side of the building. Pursuant to AMC Section 30-4.9A.c.1.b, a Use Permit is required for uses not conducted within an enclosed structure. The property is located within a C-C PD, Community-Commercial Planned Development Zoning District. This project qualifies for a categorical exemption under Section 15301(a) of the California Environmental Quality Act Guidelines, which exempts the operation, permitting, or leasing of existing private structures involving negligible or no expansion of use beyond that which exists from further environmental review.

Attachments: [Exhibit 1](#)

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.