



City of Alameda

Meeting Agenda

Zoning Administrator Hearing

Tuesday, July 19, 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** [2016-3148](#) PLN16-0311 - 839 Lincoln Avenue - Applicant: Michael Zhang. A public hearing to consider a Use Permit to convert one residential unit into two residential units on the second floor of a mixed-use building. Pursuant to Alameda Municipal Code 30-4.8(c)(1), dwelling uses in the C-1 district require a Use Permit. The building will consist of two commercial tenant spaces on the ground floor and two residential units on the second floor. The project will add two additional parking spaces in the rear of the property to accommodate the new residential unit. No exterior modifications are proposed to the building. The property is located within the C-1 (Neighborhood Business) zoning district. This project is categorically exempt from the California Environmental Quality Act (CEQA), under Section 15301(a) - Existing Facilities.

Attachments: [Exhibit 1](#)

- 3-B** [2016-3149](#) PLN16-0291 - 951 Marina Village Pkwy - Administrative Use Permit - Applicant: Milton Folas for Prosperity Investments. A public hearing to consider a Use Permit to allow the operation of a fitness center at the Marina Village Shopping Center. The proposal also includes allowing the fitness center to have extended hours, operating 24 hours a day, 7 days a week. The property is located at Marina Village within the M-X, Mixed Use Planned Development District. This project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities.

Attachments: [Exhibit 1](#)

- 3-C** [2016-3150](#) PLN16-0304 - 2526 Santa Clara Avenue Unit A - Applicant: Russell Rasmussen for Craft Beer & Wine, LLC. A public hearing for Use Permit No. PLN16-0304 to amend existing Use Permit No. UP01-0034 and make a determination of public necessity and convenience to add the sales of alcohol spirits for off-premises consumption to an existing craft beer and wine store use. This project is categorically exempt from the California Environmental Quality Act (CEQA) per CEQA Guidelines Section 15301 - Existing Facilities.

Attachments: [Exhibit 1](#)
 [Exhibit 2](#)
 [Exhibit 3](#)

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.