



City of Alameda

Meeting Agenda

Zoning Administrator Hearing

Tuesday, August 16, 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** [2016-3207](#) PLN16-0326 - 2042 Central Avenue - Applicant Chee Chan for Aida Man: A public hearing to amend Use Permit no. UP95-010 to change the approved office use from a dental office to an acupuncture and herbal medicine office use, and altering hours of operation. The proposed use would conform to the original Use Permit condition that limited the number of employees reporting to the business at a maximum of three. This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301(a) - operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

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

- 3-B** [2016-3208](#) PLN16-0375 - 2451 Hancock Street - Applicant: Annette Gromley for Rain Defense. A public hearing to consider a Use Permit to allow the construction of a 8' tall slatted chain link fence along the perimeter of a proposed contractors yard. Use of a chain link fencing requires the approval of an administrative use permit. The property is located within the AP-MS (Alameda Point, Main Street) zoning district. This project is a Class 3 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15303 - construction of small structures.

Attachments: [Exhibit 1](#)

- 3-C** [2016-3209](#) PLN16-0371 - 2524 Santa Clara Ave- Applicant: Natalie Tucker and Ryan Meyer A public hearing to consider a Use Permit to operate a college prep tutoring business within the Community Commercial zoning district. The business would operate between the hours of 3:00 P.M. through 10:00 P.M. on weekdays, and 9 A.M. through 9:00 P.M. on weekends. The largest class size will be 25 students, with an anticipated daily average of 12 total students per day. The property is located within the C-C-T (Community Commercial, Theater Combining) zoning district. This project is a Class 1 Categorical Exemption and no additional environmental review is necessary pursuant to CEQA Guidelines Section 15301(a) - operation, permitting or leasing of existing private structures involving negligible or no expansion of use beyond that which exists.

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.