



City of Alameda

Meeting Agenda Zoning Administrator Hearing

Monday, June 4, 2018

3:00 PM

City Hall, 2263 Santa Clara Avenue, Conference
Room 391, 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** [2018-5640](#) PLN18-0162 - 1211 Lincoln Avenue - Applicant: Dan Brumleve. A public hearing to consider an Administrative Use Permit to allow the expansion of an existing Domino's Pizza restaurant, including take-out and delivery, to an adjacent 955-square-foot commercial space. The business hours of operation will continue from 10:30 a.m. to midnight, Sunday-Thursday and until 1:00 a.m. Friday and Saturday, the store will close for walk-in customers at 10:00 p.m. daily and the remaining hours of operation will be dedicated to delivery only. The property is located within the C-1, Neighborhood Business District where a conditional use permit is required for restaurants pursuant to AMC Section 30-4.8. This project is categorically exempt from the California Environmental Quality Act (CEQA) Section 15301-Existing Facilities

Attachments: [Exhibit 1 Site Plan](#)
 [Exhibit 2 Previously approved Use Permit UP-83-3](#)

- 3-B** [2018-5642](#) PLN18-0048 - 50 West Oriskany Avenue - Applicant: Alameda Point Storage Inc. Public hearing to consider an Administrative Use Permit to allow an outdoor vehicle and boat storage facility and a nine-foot tall fence along the perimeter of the facility. This project is located within the AP-E1, Alameda Point-Enterprise 1 Zoning District. AMC Section 30-4.24(g) requires an Administrative Use Permit to operate outdoor storage facilities in the AP-E1 Zoning District. Non-residential fences visible from the public-right-of way also require an Administrative Use Permit pursuant to AMC Section 30-5.15(h). This project is categorically exempt from the California Environmental Quality Act (CEQA) Section 15301-Existing Facilities

Attachments: [Exhibit 1 Project Plans](#)

- 3-C** [2018-5643](#) PLN18-0201 - 3257 Fillmore Street - Applicant: Lynn and Steven Jones. Public hearing to consider: a) Administrative Use Permit and Design Review to allow the construction of an detached Accessory Dwelling Unit (ADU) that exceeds the maximum rear yard coverage pursuant to AMC 30-5.18(f)4; b) Administrative Use Permit pursuant to AMC Section 30-2 to allow said ADU to be used for a home occupation between the hours of 9:00 a.m. to 5:00 p.m., Monday through Saturday for up to eight students per day; and c) Design Review for exterior modifications to the main house including changing the roof from a hipped roof to a gable roof and new exterior siding. This project is located within the R-1, One-Family Zoning District. This project is categorically exempt from the California Environmental Quality Act (CEQA) under Sections 15301 - Existing Facilities and Section 15303-New Construction or Conversion of Small Structures, including one single-family residence or a second dwelling unit

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 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.