



# City of Alameda

## Meeting Agenda

### Zoning Administrator Hearing

Monday, November 4, 2019

3:00 PM

City Hall, 2263 Santa Clara Avenue, Conference  
Room 391, (Behind Council Chambers) 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**     [2019-7405](#)     PLN19-0490 - 2310 South Shore Center - Applicant: Susan Thomas on behalf of PetCo. Public hearing to consider a use permit to allow a full service veterinary clinic within an existing pet shop of approximately 10,600 square feet located in South Shore Shopping Center. The veterinary clinic will occupy approximately 1,640 square feet within the existing shop and does not include expansion of the building or exterior modifications. The clinic will not provide overnight stay or runs for animals. The project is located within the C-2-PD (Central Business District-Planned Development Combining District) zoning district.

**Attachments:**     [Exhibit 1 Project Plans](#)

- 3-B**     [2019-7406](#)     PLN17-0336 - Administrative Variance & Design Review - 541 Pacific Avenue - Applicant: James Liang. Public hearing to consider an Administrative Variance to the perimeter landscaping requirements in Alameda Municipal Code Section 30-7.10 in order to allow the relocation of an existing driveway to the side yard of an existing residential property. The project also consists Design Review approval to allow the replacement of a garage door with a picture window on the front elevation of an existing single-family home. This project is categorically exempt from the California Environmental Quality Act (CEQA) pursuant to CEQA Guidelines Section 15301 Existing Facilities.

**Attachments:**     [Exhibit 1 Project Plans](#)

- 3-C**     [2019-7407](#)     PLN18-0180 -- Administrative Use Permit & Design Review - 2308 Clement Avenue - Applicant: Arthur Mercado. Public hearing to consider an Administrative Use Permit and Design Review approval to allow the construction of an approximately 1,500-square-foot two-story residential building located at the rear of an existing residential property. The new structure will contain an approximately 810-square-foot residential unit above a two-car garage. The project also consists of an approximately 500-square-foot third-floor addition located at the rear of an existing approximately 5,000-square-foot residential building. The property is listed on the Historical Building Study List with an "S" designation.
- Attachments:**     [Exhibit 1 Project Plans](#)
- 3-D**     [2019-7408](#)     PLN19-0439 - 1620 Park Street - Use Permit for Use of an Outdoor Patio - Applicant: Kendy Li for Fire Wings Alameda, LLC. Public hearing to consider a use permit to allow outdoor seating and extended hours of operation for a new restaurant. The outdoor seating will have the capacity for 12 seats and be located along the south side of the building. The proposed hours for the restaurant will be between 11:00 A.M and 12:00 A.M., seven days a week. Per Alameda Municipal Code (AMC) Section 30-4.9A, any permitted use which is not conducted within an enclosed structure requires the approval of a Use Permit.
- 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 Planning, Building and Transportation 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 Planning, Building and Transportation Department, at (510) 747-6805 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 Planning, Building and Transportation Department at (510) 747-6805 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](mailto: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.