

ECONOMIC VITALITY COMMITTEE REPORT

March 18, 2021
Economic Development

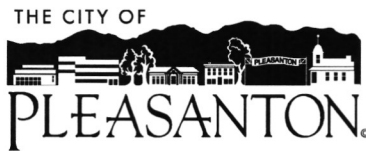
TITLE: ECONOMIC DEVELOPMENT INFORMATION/UPDATES

To ensure the Economic Vitality Committee is well-informed of actions and information pertaining to business-related projects and current business climate, the following documents are provided:

1. Actions of the Zoning Administrator and Planning Commission, March 2, 2021
2. State of the City Presentation Video, March 9, 2021

<http://www.tri-valleytv.org/?q=node/124>

ACTION: RECEIVE ECONOMIC DEVELOPMENT INFORMATION/UPDATES



CITY COUNCIL AGENDA REPORT

March 2, 2021
Community Development
Planning Division

TITLE: ACTIONS OF THE ZONING ADMINISTRATOR AND PLANNING COMMISSION

Note: Although the below planning approvals would be effective following the City Council meeting, any associated construction or operation would be subject to the restrictions of the January 25, 2021 Alameda County Shelter in Place Order (Order 21-01).

P21-0064, Jec Mariano/Blackburn and Sons Construction

Application for Administrative Design Review approval to construct an approximately 480-square-foot attached patio cover to the rear of the existing residence located at 3619 E Ruby Hill Drive.

Approved. (15 days)

P21-0081, Clifford McEnery and Katie Lovewell

Application for Administrative Design Review approval to construct an approximately 360-square-foot, single-story addition to the southeast (right rear) of the residence located at 3641 Sirah Court.

Approved. (12 days)

Project Information:

Existing floor area: 2,166 square feet

Total floor area with addition: 2,526 square feet

Lot size: 33,378 square feet

Existing floor area ratio: 6.49 percent

Total floor area ratio with addition: 7.57 percent

P21-0105, Brian Gillman

Application for Administrative Design Review approval to construct single-story additions with a combined total of approximately 432 square feet in the area northeast (left side) and southeast (right side) of the residence located at 456 Amaral Circle.

Approved. (8 days)

Project Information:

Existing floor area: 1,153 square feet

Total floor area with addition: 1,505 square feet

Lot size: 6,614 square feet

Existing floor area ratio: 17.43 percent

Total floor area ratio with addition: 22.75 percent

P21-0106, Bob Gunderman/Beacon Development

Application for Design Review approval to modify an existing personal wireless service facility for Verizon that includes : 1) a like for like antenna swap on the tower; 2) removing three Remote Radios (RRU) and three TMA's and replace with six new RRUs and one new surge protector; 3) new ground equipment added to existing cabinets; 4) one new Emerson battery cabinet with eight new batteries; 5) adding three new rectifiers to existing cabinet; and 6) a new panel for the batteries located at 7315 Johnson Drive.

Approved. (5 days)

P21-0110, Tariq "Eric" Aslami/E&E Kitchen & Bath

Application for Administrative Design Review approval to: 1) demolish the existing single-story, approximately 1,568-square-foot residence and approximately 400-square-foot attached garage; and 2) Construct a new, single-story, approximately 2,338-square-foot residence with attached approximately 400-square-foot garage using the existing foundation with an expansion toward the rear and left side of the existing residence located at 1342 Kolln Street.

Approved. (7 days)

Project Information:

Existing floor area: 1,568 square feet

Total floor area with addition: 2,338 square feet

Lot size: 6,499 square feet

Existing floor area ratio: 24.13 percent

Total floor area ratio with addition: 35.97 percent

P20-0433, Curt Frederick/Frederick Custom Homes, Inc.

Application for Design Review approval to construct: 1) an approximately 5,942-square-foot, two-story single-family residence with a second-floor balcony, 2) an approximately 864-square-foot garage; and 3) an approximately 15-foot-tall, 60-square-foot cabana in the rear yard at the currently vacant lot at 6628 Amber Lane.

Approved. (13 days)

Project Information:

Existing floor area: 0 square feet

Total floor area with addition: 5,942 square feet

Lot size: 91,305 square feet

Existing floor area ratio: 0 percent
Total floor area ratio with addition: 6.5 percent

Planning Commission, February 10, 2020

Commissioners Present: Nancy Allen, Justin Brown, Greg O'Connor, Brandon Pace, and Herb Ritter

Commissioners Absent: None

P21-0033, Jennifer Van Wegen for Iron Horse Real Estate, 550 Main Street

Appeal of the Director of Community Development's determination denying a Zoning Certificate application for an exception to the Active Ground Floor Use Requirement for Iron Horse Real Estate within a ground floor tenant space located at 550 Main Street. Zoning is C-C (Central Commercial) District, Downtown Revitalization, Active Ground-Floor Overlay, Core Area Overlay, Downtown Hospitality Central Core Area District.

Action Recommended: Consider applicant's appeal, and the additional information provided therein regarding a retail and office multi-use within a ground floor tenant space.

Action taken: Grant the appeal, thereby overturning the Director of Community Development's determination for a retail and office multi-use within a ground floor tenant space and giving direction to the applicant to revise her zoning certificate application narrative to better reflect the retail component relating to business signage, posting hours of operation, and having a Point-of-Sale (POS) system in place. (Although not part of the motion, the Commission further recommended the City Council review the Downtown Specific Plan and relevant zoning to tighten the existing Active Ground Floor Use Policy, with notification to downtown businesses as part of that review.)

Vote: 5-0

Submitted by:



Ellen Clark
Community Development Director

Approved by:



Nelson Fialho
City Manager