

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
December 16, 2009
10:00 A.M. SESSION

Staff Present: Alex Khoury, Zoning Administrator
Linda Miranda, Recording Secretary

Other: Eleven members of the audience.

Alex Khoury, Zoning Administrator, called the meeting to order at 10:01 a.m. in the Council Chambers of City Hall. He welcomed members of the public to the meeting and read a list of the items to be heard at this morning's meeting, describing the procedures to be followed for the public hearing. He also informed those in attendance of their right to appeal any of the decisions of the Zoning Administrator, noting that appeals must be filed within ten calendar days of the meeting date. He noted all appeals must be filed in the Planning Department along with the appeal fee of \$500, unless the project is appealable to the California Coastal Commission.

Call to Order by Zoning Administrator Alex Khoury

Oral Communications

Announcements – No action shall be taken on these items.

Public Hearing

Old Business

New Business

1. **335 Linden St.** **CP09-0021** **APN 009-151-05**
Minor Land Division to create two lots of 11,743 square feet and 11,305 square feet from an existing 23,048 square foot parcel in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (C. Gleason, owner/filed: 9/16/09) **JL**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Pitter Fox
John McKelvey

MODIFIED CONDITIONS 9 & 10:

9. The hours of operation are **10:00 a.m.** to 10:00 p.m. Sunday thru Wednesday, and **10:00 a.m.** to 1:30 a.m. Thursday thru Saturday. The hours for entertainment are 4:00 p.m. to 10:00 p.m. Sunday thru Wednesday, and 4:00 p.m. to 1:00 p.m. Thursday thru Saturday.
10. Service of alcoholic beverages in the patio area is permitted only between **10:00 a.m.** to 9:00 p.m. Sunday thru Wednesday, and **10:00 a.m.** to 9:30 p.m. Thursday thru Saturday. No service of food or beverage is permitted in the patio area between the hours of 10:00 p.m. and **10:00** a.m.

ADDED CONDITION 24:

24. **That the Zoning Administrator may request that sales receipts be made available within 30 days of the request to conduct an audit to determine compliance with the food/alcohol sales requirement of the Zoning Code.**

3. **237 2nd Ave.** **CP09-0031** **APN 010-252-06**
Demolition Authorization Permit to demolish an existing single-family residence and Design Permit to construct a two-story single-family residence on a substandard lot in an R-1-5 zoning district. (Environmental Review: Categorical Exemption) (B. & C. Flanagan, owners/filed: 10/06/09) **DL**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Derek Van Alstine

SPEAKING FROM THE FLOOR WITH CONCERNS:

Jennifer Tietz

No one else wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 237 2nd Ave., subject to the findings and conditions contained in the staff report.

Adjournment

The Zoning Administrator meeting adjourned the meeting at **10:29am** to the next regularly scheduled meeting to be held on January 6, 2010 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ALEX KHOURY, ZONING ADMINISTRATOR