



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, April 7, 2010
City Council Chambers
809 Center Street

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications

Announcements – No action shall be taken on these items.

Public Hearing

Old Business

New Business

1. **2121 Mission Street** **CP10-0015** **APN 003-051-34**
Administrative Use Permit for a fast-food restaurant to occupy an existing commercial building and to allow outdoor seating on a parcel located in the CC (Community Commercial) District. (Environmental Determination: Categorical Exemption) (Safeway Inc., owner/filed: 2/2/10) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination of a Categorical Exemption and approve the Administrative Use Permit subject to the Findings and the attached Conditions of Approval in Exhibit "A".

2. **116 Santa Cruz Street** **CP09-0071** **APN 004-243-21**
Coastal Permit to remove a heritage tree at a single-family residential property located in the R-1-5/CZ-O/SP-O zone district. (Environmental Determination: Categorical Exemption) (Turner John E. & Elizabeth A., owner/filed: 12/10/2009) MF
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Recommendation: That the Zoning Administrator acknowledge the environmental determination of a Categorical Exemption and approve the Coastal and Heritage Tree Removal based on the Findings and the attached Conditions of Approval in Exhibit "A".

3. **1207 Pacific Ave.** **CP10-0016** **APN 005-075-04**
Administrative Use Permit to serve beer and wine (Type 41) in an existing restaurant (Joe's Pizza and Subs) located in the CBD zone district. (Environmental Determination: Categorical Exemption) (Russo Sandra E. M./W S/S et al TC, owner/filed: 2/4/2010) NC
Recommendation: Continue to the Zoning Administrator meeting of April 21, 2010 to readvertise and renote the project.

4. **127 Pilkington Ave.** **CP09-0032** **APN 010-281-02**
Demolition Authorization Permit to demolish existing dwelling and detached garage, and Design Permit and Coastal Permit to construct at 2,013 square foot, two-story dwelling with a 267 square foot detached garage on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Norm & Dorothy Lien, owner/filed: 10/7/09) DL
This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.
Recommendation: That the Zoning Administrator acknowledge the environmental determination of a Categorical Exemption and approve the Demolition Authorization Permit and Coastal Permit based on the Findings and the Conditions of Approval listed in Exhibit "A".

- 5. 207 Church Street CP10-0017 APN 005-072-33, 47, 50**
Boundary Adjustment/Lot Consolidation and Minor Subdivision to combine three existing lots and create four commercial condominium units within an existing commercial building and a common parking area in the CBD (Central Business District) Zoning District. (Environmental Determination: Categorical Exemption) (FPA Sentinel Associates LP, owner/filed: 2/4/2010) DL
Recommendation: Continue to the Zoning Administrator meeting of April 21, 2010.

Adjournment

The next Zoning Administrator meeting will be held on April 21, 2010 at 10:00 a.m. in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Zoning Administrator less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website www.cityofsantacruz.com. These writings will also be available for review at the Zoning Administrator meeting in the public review binder at the rear of the Council Chambers.

Appeals must be received by the Planning Department within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.