ACTION MINUTES OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers 809 Center Street Santa Cruz, CA 95060 **April 7, 2010** 10:00 A.M. SESSION

Staff Present: Alex Khoury, Zoning Administrator

Shelley Randolph, Recording Secretary

Other: Fourteen members of the audience.

Alex Khoury, Zoning Administrator, called the meeting to order at 10:0 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 - None

Announcements – None

Public Hearing

Old Business - None

New Business

The Zoning Administrator changed the order on the Agenda to hear items number 3 (1207 Pacific Ave) and 5 (207 Church St) at the outset of the meeting.

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 renotice the project.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator continued the item to the Zoning Administrator meeting of April 21, 2010; this item will be renoticed and readvertised.

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.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator continued the item to the Zoning Administrator meeting of April 21, 2010.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Gaby Abikhalil

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 2121 Mission St., subject to the findings and conditions contained in the staff report.

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)

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

John Turner

SPEAKING FROM THE FLOOR WITH CONCERNS:

John Bergwall Gillian Greensite Zoning Administrator Action Minutes, 4/07/10 Page 3 of 3

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 116 Santa Cruz St., subject to the findings and conditions contained in the staff report.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Alan Page

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 127 Pilkington Ave., subject to the findings and conditions contained in the staff report.

Adjournment

The Zoning Administrator adjourned the meeting at **10:20 a.m.** to the next regularly scheduled meeting to be held on April 21, 2010 at 10:00 a.m. in the City Council Chambers.

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ALEX KHOURY, ZONING ADMINISTRATOR