



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) 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".**

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

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.

**APPROVED:**

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**ALEX KHOURY, ZONING ADMINISTRATOR**