ACTION MINUTES OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers 809 Center Street Santa Cruz, CA 95060

10:00 A.M. SESSION September 19, 2012

Staff Present: Don Lauritson, Zoning Administrator

Linda Miranda, Recording-Secretary

Audience: 4

Don Lauritson, 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 Don Lauritson

Oral Communications—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - Continued from the Special Zoning Administrator Meeting of July 3, 2012 and Regular Zoning Administrator Meeting of September 5, 2012

1. 415 Seabright Ave. CP11-0163 APN 010-233-16
Six-month review of a condition of approval for an Administrative Use Permit for beer & wine in a restaurant in the CN zone district. (Environmental Determination: Categorical Exemption) (De Palma, Carole A. Trust Et al, owner/filed: 11/8/2011) DL
Recommendation: That the Zoning Administrator acknowledge the six-month review of the permit, subject to the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

SPEAKING FROM THE FLOOR:

Javier Andrade

The Zoning Administrator indicated that Mr. Javier Andrade, the restaurant owner, has completed LEADS alcohol service training. The Zoning Administrator approved the sixmonth review and advised Mr. Andrade that all staff in the restaurant should complete the LEADS training as soon as possible and no later than January 1, 2013. He should contact Sean Terry of the City Police Department to sign up his employees for the October 2012 training in the City.

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator **ACKNOWLEDGED** the sixmonth review; with added condition 24.

ADDED CONDITION 24:

24. All staff in the restaurant shall complete the LEADS training as soon as possible after September 19, 2012, and no later than January 1, 2013. The owner, Mr. Andrade, should contact Sean Terry of the City Police Department to sign up employees for the October 2012 training in the City.

New Business

2. 1723 Soquel Ave. CP12-0120 APN 009-364-06
Design and Administrative Use Permits to modify existing building for a new Subway restaurant with outdoor seating in the CC zoning district. (Environmental Determination: Categorical Exemption) (Boulerice Gisele Trustees, et al, owner/filed: 7/19/2012)JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design and Administrative Use Permits, subject to the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

The Zoning Administrator indicated that the applicant was not present, and would therefore move to the following agenda item.

The Zoning Administrator asked if the applicant for 1723 Soquel was present, not seeing anyone to speak, the Zoning Administrator indicated that he was confident that the applicant was in agreement with the conditions, and approved the project with conditions.

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 1723 Soquel Ave., subject to the findings and conditions contained in the staff report.

3. 635 Meder Street CP12-0139 APN 002-312-17 Major Modification to Design and Watercourse Development Permit CP10-0160, for a single-story dwelling and detached garage to modify this approval to allow a two-story, single-family dwelling with attached garage and recognize the existing dwelling as an Accessory Dwelling Unit on a standard lot that is within the management area of Moore Creek in the RS1A/CZO zone district. (Environmental Determination: Categorical Exemption) (Pogonip Meadows LLC, owner/filed: 8/13/2012) NC Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Major Modification to Design and Watercourse Development Permit (CP10-0160), subject to the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Ron Powers, for Richard Spencer

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 635 Meder St., subject to the findings and conditions contained in the staff report.

Adjournment-10:08AM

The next Zoning Administrator meeting will be held on Wednesday, October 3, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:	
	DON LAURITSON, ZONING ADMINISTRATOR