

Action Minutes

for parking reduction and a Boundary Adjustment Permit, subject to the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Matthew Thompson

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, 111 Madrone St., subject to the findings and conditions contained in the staff report; with conditions 22 & 25 deleted; revised conditions 32 & 36 (bullet items 6 & 8).

CONDITIONS 22 & 25 DELETED; REVISIED CONDITIONS 32 & 36 (Bullet items 6 & 8):

- ~~22. During all grading and subsurface excavations (including utility line trenching) an archaeologist and a Native American observer, authorized by the Planning Department, shall be present to collect and catalog any material uncovered. The cost for this service shall be paid by the applicant.~~
- ~~25. An archaeologist, approved by the City, shall submit a reconnaissance report for the subject parcel prior to any grade disturbing activity on the site.~~
32. **A master Final** sign program shall be developed and submitted to the Zoning Administrator which shall include: **the height, size and location of a monument sign;** the **location, type, material, lighting and** maximum square footage per occupancy of **wall** signage to be located below the fascia line and of consistent style and material with the overall architecture of the building. No internally-illuminated plastic can signs shall be allowed.
36. Plans submitted for building permits shall demonstrate compliance with the requirements of the Public Works Department, including but not limited to:
 - **Traffic Impact Fee** - A Traffic Impact Fee of ~~\$51,821~~ will **may** be assessed by the Public Works Department ~~and shall be paid prior to issuance of the building permit.~~ **on future tenants that generate p.m. peak hour trips at a rate that is greater than a general retail use.**
 - **Street Light (Decorative)** - Install **up to** 3 new decorative LED street light (River St. style) on the property frontage on Madrone Street per City standard detail. Include notes and City Standard Detail 21 of 23 on the plans.

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2. 711 Pacific Avenue CP13-0026 APN 007-021-06
Administrative Use Permit to establish a low-risk alcohol establishment (restaurant/sports bar with a Type 47 license) in a two-story building previously occupied by a high-risk alcohol establishment on the first floor (bar with a Type 48 license) and hotel rooms on the second floor, and to re-establish a non-conforming parking demand in accordance with Section 24.18.070.1 of the Zoning Ordinance. Property is located in the CB-D(E) zone district. (Environmental Determination: Categorical Exemption) (Lee, Calvin Quon Jr. & Tina Yim, owner/filed: 3/11/2013) NC
RECOMMENDATION: Continued indefinitely.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the October 2, 2013, Zoning Administrator hearing, at the request of the applicant; this item will not be re-noticed or re-advertised.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Calvin Lee
Kanten

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

3. 145 Sutphen Street CP13-0097 APN 008-091-11
Design Permit to construct a two-story addition to a one-story, single-family residence on a standard lot with an existing detached Accessory Dwelling Unit in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Porter, Alan, owner/filed: 7/1/2013) JL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the findings noted in the staff report 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 Porter

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, 145 Sutphen St., subject to the findings and conditions contained in the staff report.

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4. 233 Cathcart Street CP13-0088 APN 005-142-10
Administrative Use Permit for the sale of beer and wine in a restaurant in the CBD zone district. (Environmental Determination: Categorical Exemption) (Spodick, Florence B., Trustee, owner/filed: 6/18/2013) NC
RECOMMENDATION: That the Zoning Administrator acknowledge the Environmental Determination and approve the Administrative Use Permit, subject to the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Doug Silveira

The Zoning Administrator indicated receipt of an email communication between the applicant and Police Department, requesting a slight change in hours of operation. Seven (7) days a week at 11am, and closing on Sunday through Thursday at 10pm. PD has reviewed the request and found it to be acceptable; with the addition, to condition 22, of a 6 month and one year review of the application.

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, subject to the findings and conditions contained in the staff report; with revised conditions 20 & 22.

Revised conditions 20 & 22:

20. The hours of operation shall be limited to:

- Sunday thru Thursday ~~12:00 p.m. - noon~~ 11:00 a.m. to 8:30 **10:00** p.m.
- Friday, Saturday: ~~12:00 p.m. - noon~~ **11:00 a.m.** to 10:30 p.m.

22. The Planning and Police Departments shall administratively review the operational conditions of this use at **six months and** one year after commencement of the sales of alcohol to determine if additional operational conditions may be required.

Adjournment—10:32am

The next Zoning Administrator meeting will be held on September 18, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR