

Action Minutes

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Max Schultz

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 303 California Ave subject to the findings and conditions contained in the staff report; with revised condition #6.

REVISED CONDITION #6:

6. A landscape plan which includes location, species, irrigation method for planting in the three foot strip of property between sidewalk and fence shall be submitted for review and approval by the Zoning Administrator. **All landscaping shall be installed within 30 days of approval of the Conditional Fence Permit.**

2. 200 Harvey West Blvd.

CP14-0148

APN 001-171-19

Major Modification to Design Permit and Administrative Use Permit (CP02-025) for the addition of gas pumps to an existing fuel station (Costco), on a site with a recycling collection center in the IG zone district. (Environmental Determination: Categorical Exemption) (Barghausen Consulting Engineer, owner/filed: 11/5/2014) NC

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Major Modification to Design Permit, subject to the findings 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:

Matt Cyr

The Zoning Administrator acknowledged, receiving a string of emails, from the Public Works Dept. and Nancy Concepcion, responding to a request for changes to the conditions of approval

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 200 Harvey West Blvd., subject to the findings and conditions contained in the staff report; with revised conditions #14 (bullet item 1); #29; and deleted duplicate condition #12.

REVISED CONDITIONS #14 (bullet item 1); #29; and deleted duplicate condition #12:

14. The plans submitted for a building permit shall show compliance with all requirements of the Public Works Department, including but not limited to the following:
- Plans and details shall show that drainage from the oil/water separator ~~and the new canopy area are~~ **is** connected to **the sanitary sewer. Only areas beneath the gas station canopy shall be connected to the oil/water separator.** ~~a bioretention area as per the City Best Management Practice Manual Chapter 6 B. Applicant shall complete the checklist in Appendix A demonstrating compliance with site design and runoff reduction requirements.~~
- ~~29.~~ The hours of operation of the fuel station shall be ~~6:00 a.m.~~ **5:00am to 10:00pm** ~~one hour after the Costco main store (220 Sylvania Avenue) closes.~~
- ~~12.~~ ~~Prior to the final of the project, the Fire Department shall inspect the dispensing operations to verify compliance with California Fire Code Section 2304.~~

Adjournment—10:08am

The next Zoning Administrator meeting will be held on February 4, 2015 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR

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 California Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.