



**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator acknowledged the environmental determination and approved the project at 354 Washington St., subject to the findings and conditions contained in the staff report with a modified condition 10.

**MODIFIED CONDITION 10:**

- 10.** The applicant shall provide surveillance camera(s) to monitor exterior areas of the restaurant as required by the Police Department. The location and number of cameras shall be subject to review and approval by the Police Department. **If the Police Department requires surveillance cameras, they shall be installed within one year of the issuance of the Type 41 License from ABC, unless criminal activity occurs as documented by the Police Department necessitating earlier installation of the equipment.**

- 2. 116 Easterby Ave. 09-094 APN 006-301-04**  
Administrative Use Permit to construct a detached two-car garage and landscape improvements on a standard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (C. & M Lezin, owners/filed: 6/16/09) **JL**  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Carol Lezin

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

- 3. 300 Refugio Rd. 09-088 APN 002-531-03**  
Coastal Permit to construct a 5,997 square foot, single-family dwelling, a 792 square foot accessory dwelling unit, a detached 491 square foot habitable accessory structure, and a 1,765 square foot non-habitable garage/workshop in the RS-2A zone district. (Environmental Determination: Categorical Exemption) (P. Quillin, owner/filed: 6/3/09) **MF**  
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: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Dennis Norton

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 300 Refugio Rd., subject to the findings and conditions contained in the staff report.

- 4. 89 Rooney St. 09-097 APN 009-032-29**  
Administrative Use Permit to construct a new 440 square foot accessory dwelling unit over a two-car garage on a standard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (J. Tripodi, owner/filed: 6/23/09) NC  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

John Tripodi

**DELETED CONDITION 10:**

- ~~**10.** A landscape/re-vegetation plan shall be submitted in conjunction with submittal of plans for the building permit application.~~

**MODIFIED CONDITIONS 8; 18 & 19:**

- 8.** A new separate two-inch (2 inch) tap fire service line installation is required and roofing class B or better. The accessory dwelling unit shall have a fire sprinkler system and smoke detectors installed, **if required by the Fire Department**
- 18.** All aspects of construction must be completed prior to final clearance. Modifications to plans or exceptions to completion may be granted only by the City authority that approved the project. ~~Applicant shall contact the Planning Department for final inspection after the fence is constructed and the landscaping is installed.~~
- 19.** Plans submitted for building permit application shall be subject to review and approval by the Zoning Administrator and shall include details of the following:
- decorative garage door with windows or similar detailing;
  - ~~stone/rock treatment for base of garage that is featured on dwelling;~~
  - ~~elimination or relocation of the zero clearance fire box pop-out;~~
  - removal of gate from driveway area **prior to final inspection of the building permit.**

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 89 Rooney St., subject to the findings and conditions contained in the staff report with condition 10 deleted; modified conditions 8; 18 and 19 (striking second and third bullet points).

### **Adjournment**

The Zoning Administrator adjourned the meeting at **10: 30am** to the next regularly scheduled meeting to be held on August 5, 2009 at 10:00 a.m. in the City Council Chambers.

### **APPROVED:**

**ERIC MARLATT, ZONING ADMINISTRATOR**