

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
March 18, 2009
10:00 A.M. SESSION

Staff Present: Don Lauritson, Zoning Administrator
Linda Miranda, Recording Secretary

Other: 14 members of the audience.

Don Lauritson, Zoning Administrator, called the meeting to order at 10:00 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 Hearing

1. **1104 Ocean St. 09-023 APN 008-253-18**
Administrative Use Permit to allow outdoor seating for an existing coffee shop (Finns) in the CC (Community Commercial) zone district. (Environmental Determination: Categorical Exemption) (B. Neuschwander, owner/filed: 2/17/09) **MF**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Brian Neuschwander
Sam Lieberman
Eric Mendelson
Don McNeal
M. Ivy

CORRESPONDENCE FOR SUPPORT:

Beth Moorehead
Jessica Evans
Eric Britton
Sara Scheidt
Beau-Geste Washington
Penny Norquist
Amanda Longnecker
Doug Thomas
Emily Shaw
Robin Jackson
Michelle Templeton
Amina Hitchcock
Camelia E. Georgeson
Rich Veum
Dirk Sundman
Devinder Sahota

SPEAKING FROM THE FLOOR WITH CONCERNS:

Mark Radovan

CORRESPONDENCE WITH CONCERNS:

Mark Radovan

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 1104 Ocean St., subject to the findings and conditions contained in the staff report, with modified condition 12.

MODIFIED CONDITION 12:

12. The exterior chairs shall be put away and the umbrellas shall be **closed** every night at 10:00PM.

2. 911 Soquel Ave 09-020 APN 010-022-38; 39
Administrative Use Permit to establish a low-risk alcohol outlet for a grocery store in the CC zone district. (Environmental Determination: Categorical Exemption) (Northern CA Laborers PTF, LLC, owner/filed: 2/13/09) **MA**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Deidra Hamilton

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 911 Soquel Ave., subject to the findings and conditions contained in the staff report, with modified conditions 10 and 13.

MODIFIED CONDITIONS 10 and 13:

- 10.** The applicant shall keep a copy of these Conditions of Approval **in the Store Manager's Office** on site where it may be viewed by any member of the public.
- 13.** The applicant shall **maintain** ~~submit a plan for~~ the exterior lighting on both the front and rear of the store, **and shall install additional lighting if required by the Zoning Administrator.** During business hours the lighting shall be sufficiently powerful to illuminate the entire sidewalk and parking spaces directly in front of the business and to the rear of the site. All lighting surrounding the property shall be properly maintained and in working order during all business hours.

Adjournment

The Zoning Administrator adjourned the meeting at **10:34a.m.** to the next regularly scheduled meeting on April 1, 2009, at 10:00 a.m. in the City Council Chambers.

APPROVED:

DON LAURITSON, ZONING ADMINISTRATOR