

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
August 19, 2009
10:00 A.M. SESSION

Staff Present: Alex Khoury, Zoning Administrator
Linda Miranda, Recording Secretary

Other: Three members of the audience.

Alex Khoury, 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 Alex Khoury

Oral Communications—None

Announcements – No action shall be taken on these items.

Old Business

Public Hearing – New Business

- 1. 927 Soquel Ave. 09-099 APN 010-022-11; 12; 15**
Design and Administrative Use Permits to construct a parking lot to include an outdoor sales display area and a small bicycle “testing area” adjacent to the Bike Shop in the CC zone district. (Environmental Determination: Categorical Exemption) (B. Michel, owner/filed: 7/2/09) MF
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

John Swift

CORRESPONDENCE RECEIVED:

John Swift, letter dated, August 19, 2009
Christophe Schneider, Public Works Dept.

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 927 Soquel Ave, with modified conditions 7, 12 and added condition 19, subject to the findings and conditions contained in the staff report.

MODIFIED CONDITIONS 7 & 12:

7. The final plans shall include the following modifications:

- ~~• Final fencing plans shall be provided for review and approval by the Zoning Administrator.~~
- Bike racks adjacent to the building shall be placed three feet on center.
- ~~• The drainage plan shall be revised to maintain predevelopment runoff rates.~~
- All parking lot lighting shall be shielded to prevent light from spilling off site.
- The plans shall include the removal of the driveway approach at the crosswalk on Soquel Avenue and replacement with an ADA ramp.
- ~~• The applicant shall work with the neighboring property owner to develop a pedestrian access path from the proposed parking lot to the existing Whole Foods parking lot and construct it if possible.~~

12. Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall comply with all requirements of the City's landscape water conservation ordinance prior to issuance of the building permit. **The landscaping plan shall include items addressed in the letter submitted at the Zoning Administrator meeting dated August 19, 2009 by John Swift.**

ADDED CONDITIONS 19 & 20:

19. **The applicant shall deposit the fair share cost of future storm drain improvements being considered by the City, at the time of building permit issuance. The fair share cost will be based on the ratio of the drainage area of the property to the drainage basin and the estimated cost of the project construction. In the interim, the project will connect to the existing storm drain system.**

20. Any ~~final~~ fencing plans shall be provided for review and approval by the Zoning Administrator. **Color coated chain link fencing (black or green) wood or wrought iron would be allowed along the interior property line.** The applicant ~~shall~~ may work with the neighboring property owner to repair or replace the existing wood fence along the property line. **Any fencing along Doyle Street or Soquel Ave. shall be limited wrought iron fencing.** ~~Develop a pedestrian access path from the proposed parking lot to the existing Whole Foods parking lot and construct it if possible.~~

Adjournment

The Zoning Administrator adjourned the meeting at **10:20am** to the next regularly scheduled meeting to be held on September 2, 2009 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ALEX KHOURY, ZONING ADMINISTRATOR