

The Zoning Administrator summarized the report.

The Zoning Administrator indicated that the item would be continued to the following Zoning Administrator meeting of October 18, 2017. To allow the project to be re-noticed and re-advertised.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator continued the meeting to the next regularly scheduled Zoning Administrator meeting of October 18, 2017.

2. 304 Tanner Heights Drive CP17-0106 APN 008-051-33

Design Permit and Slope Modification Permit for a new two-story single-family residence exceeding 3,000 square feet and constructed less than 20 feet from a 30 percent slope on a vacant lot located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (LUKE ROCKHOLD, Owner/Filed: 6/7/17) CS

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Design Permit and Slope Modification Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Doug Silveira

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 304 Tanner Heights Dr., subject to the findings and conditions contained in the staff report.

3. 239 Poplar Avenue CP17-0089 APN 009-242-01

Residential Demolition Authorization Permit and Design Permit to demolish an existing single family home and construct a new, two-story single family home greater than 3,000 square feet on a property in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (SUSAN DAVIS AND DENNIS PFYL, Owner/Filed: 5/30/17) CS

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Residential Demolition Authorization and Design Permit and Design per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Dennis Pfyl

Action Minutes

SPEAKING FROM THE FLOOR WITH CONCERNS:

Kevin Givens

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 239 Poplar Ave., subject to the findings and conditions contained in the staff report with revised condition #14.

REVISED CONDITION #14:

14. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. **Final building plans may include additional windows on the north elevation kitchen walls.** All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

4. 1314 Ocean Street

CP17-0120

APN 008-242-21

Administrative Use Permit for a fast food restaurant (Ike's) in the CC zone district. (Environmental Determination: Categorical Exemption) (Ocean Street Commons LLC, Owner/Filed: 6/29/17) MF
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Derek Timm

Sam Patel

Peter Glynn

SPEAKING FROM THE FLOOR WITH CONCERNS:

Larry Duimstra

Terrie Duimstra

Russell Brutsche

CORRESPONDENCE RECEIVED WITH CONCERNS:

Rick Hyman

Brian Lee

Ann Kearney

Jen Sandstrom

Andrea Lehrer

Jennifer Hanrahan

Action Minutes

Linda Robinson

Tamsen McGie

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 1314 Ocean St., subject to the findings and conditions contained in the staff report with revised conditions #17 and #19, and added condition #21.

REVISED CONDITIONS #17 and #19, AND ADDED CONDITION #21:

17. **With the exception of a 36-inch high food preparation table**, no windows may be blocked with shelving, equipment or other opaque improvements or materials.
19. The Non Automobile Use Program contract with Ecology Action shall be maintained as long as the lease is held by *Ike's*. **Prior to issuance of a Zoning Clearance, subsequent restaurant uses operating under this permit shall provide evidence that an agreement has been entered into with Ecology Action or other equivalent institution providing alternative transportation services.**
21. **Prior to issuance of a building permit, the previously approved Management Plan for the shopping center shall be amended to include language requiring all tenants to enroll in a Non Automobile Use Program with Ecology Action or other equivalent institution providing alternative transportation services.**

Adjournment—11:05am

The next Zoning Administrator meeting will be held on, October 18, 2017 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 six hundred (\$600) 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.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.