



JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE HEARING

AGENDA

WEDNESDAY, OCTOBER 26, 2016
PLAZA CONFERENCE ROOM AT CITY HALL - 500 CASTRO STREET
4:00 P.M.

1. **CALL TO ORDER**

- **ROLL CALL**

2. **ORAL COMMUNICATIONS FROM THE PUBLIC**

This portion of the meeting is reserved for persons wishing to address the Assistant Community Development Director/Planning Manager on any matter not on the agenda. Speakers are limited to three minutes. State law prohibits the Assistant Community Development Director/Planning Manager from acting on items not on the agenda.

3. **CONSENT CALENDAR**

3.1 **525-569 East Evelyn Avenue, Nathan Tuttle of 525 East Evelyn, LP, 337-16-DRP; APN: 161-15-004 and 161-15-016**

Request for a Heritage Tree Removal Permit to remove one Heritage tree on a 2.9-acre project site, and a determination that this project is categorically exempt pursuant to Section 15304 ("Minor Alterations to Land") of the CEQA Guidelines. This site is located on the south side of East Evelyn Avenue between Moorpark Way and South Bernardo Avenue in the R3-2.2 (Multiple-Family Residential) District.

Project Planner: Elizabeth Cramblet

3.2 211 Castro Street, Kasper Hsu of Pokeworks, 193-16-DRP; APN: 158-22-009

Request for a Development Review Permit to allow a new sidewalk café at Pokeworks with eight tables, 16 chairs, and two heaters in one parking space of Area 2, and a determination that the project is categorically exempt pursuant to Section 15301 ("Existing Facilities") of the CEQA Guidelines. This property is located on the east side of Castro Street between Villa Street and Dana Street in the P-19 (Downtown) Precise Plan.

Project Planner: Eric Anderson

4. JOINT ADMINISTRATIVE ZONING AND SUBDIVISION COMMITTEE PUBLIC HEARING

• PUBLIC HEARING

4.1 858 Sierra Vista Avenue, Paul Ryan of JAGPAC, LLC, 338-16-PE and 363-16-PE; APN: 153-02-021

Request for a Permit Extension for two years for a Planned Unit Development Permit, Development Review Permit, and Heritage Tree Removal Permit to allow for four small-lot, single-family homes to replace an existing home on a 0.52-acre project site, and a determination that the project is categorically exempt pursuant to Section 15303 ("New Construction or Conversion of Small Structures") of the CEQA Guidelines; and

Request for a Permit Extension for one year for a Tentative Map to subdivide an existing 0.52-acre lot into four residential lots and one common lot.

The project site is located on the west side of Sierra Vista Avenue between Colony Street and Plymouth Street in the R3-2 (Multiple-Family Residential) District.

Project Planner: Diana Pancholi

ADJOURNMENT OF SUBDIVISION COMMITTEE HEARING

5. ADJOURNMENT

LB/3/CDD
892-10-26-16A-E

AGENDA FOR BOARDS, COMMISSIONS, AND COMMITTEES

- The Administrative Zoning Hearing meets regularly on the second and fourth Wednesday of each month at 4:00 p.m. at City Hall, Second Floor, in the Plaza Conference Room, 500 Castro Street.
- Interested parties may review the agenda posted at the front of City Hall, 500 Castro Street, beginning Friday evening before each meeting and at the Community Development Department, 500 Castro Street, First Floor, beginning Monday morning.
- Questions or comments regarding the agenda may be directed to the Assistant Community Development Director/Planning Manager or the Project Planner listed under each item at 650-903-6306.
- **SPECIAL NOTICE – Reference: Americans with Disabilities Act, 1990**
Anyone who is planning to attend a meeting who is visually or hearing-impaired or has any disability that needs special assistance should call the Community Development Department at 650-903-6306 48 hours in advance of the meeting to arrange for assistance. Upon request by a person with a disability, agendas and writings distributed during the meeting that are public records will be made available in the appropriate alternative format.
- The Assistant Community Development Director/Planning Manager may take action on any matter noticed herein. The Assistant Community Development Director/Planning Manager's consideration of and action on the matters noticed herein are not limited by the recommendations indicated in the agenda.

ADDRESSING THE ASSISTANT COMMUNITY DEVELOPMENT DIRECTOR/PLANNING MANAGER

- Interested parties are entitled to speak on any item listed on the agenda and are requested to fill out the yellow cards available at the rear of the Plaza Conference Room and deposit them with the staff. This will assure that your name and city of residence are accurately recorded in the minutes and that your interest in speaking is recognized.

ADMINISTRATIVE ZONING HEARING REVIEW PROCESS

The Assistant Community Development Director/Planning Manager is the approval body for all applications referred by the Development Review Board requiring a Conditional Use Permit, Variance, Planned Unit Development, or Planned Community Permit.

At the hearing, the applicant/agent will be asked to make a brief presentation on the proposal. Comments from the public shall be heard after the Assistant Community Development Director/Planning Manager has opened the public hearing and prior to the Assistant Community Development Director/Planning Manager taking action or making a recommendation.

The Assistant Community Development Director/Planning Manager can take the following actions on projects being heard:

- Conditionally approve the project.
- Continue the project indefinitely and will be renoticed.
- Continue the project to a specific date.
- Take the project under advisement – pending additional information for staff's review.
- Deny the project.

The decisions of the Assistant Community Development Director/Planning Manager are final unless appealed to the City Council by filing an appeal with the City Clerk within 10 calendar days of the date of findings. No building permits shall be issued during this 10-day period.