



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

TOM BURNS, PLANNING DIRECTOR

February 13, 2006

Agenda Date: February **22, 2006**

Planning Commission
county of santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: A public hearing **to** consider an appeal of the **Zoning** Administrator's decision **to** approve application **04-0650**; a proposal to recognize an existing commercial building and **to** establish a Master Occupancy Program to allow commercial service uses.

Members of the Commission:

This item is an appeal of the Zoning Administrator's 11/18/05 decision to approve the above listed application and **was** heard before your Commission **on** 1/25/06. At that time, your Commission decided to hear the appeal after consulting with County Counsel regarding appeal procedures, and the actual public hearing was continued until today's agenda.

Request for Continuance

The applicant's representative has been out of state due to a family emergency and has not been able to prepare materials in response to the appellant's concerns in time for this meeting of your Commission. The applicant requests a continuance to 3/8/06 so that he can meet with planning staff and his representative can prepare a response to these issues.

Recommendation

1. Planning Department staff recommends that your Commission CONTINUE the public hearing for Application Number **04-0650** to March 8th, 2006.

Sincerely,

Randall Adams
Project Planner
Development Review

Reviewed By:

Cathy Graves
Principal Planner
Development Review

Exhibits:

- 1A. Letter requesting continuance, prepared by Randy Zar, dated 2/13/06.

February 13, 2006

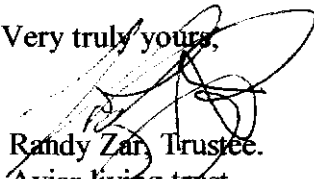
Santa Cruz County Planning Commission
County of Santa Cruz Planning Department
701 Ocean Street, 4 floor
Santa Cruz, CA 95060

SUBJECT Appeal of Application 04-0650 (Randy Zar & Aviar Trust)

Dear Members of the Commission,

I am requesting that you continue this matter for the reasons stated in this letter. You first heard this appeal at your hearing of January 11, 2006. At that time you continued your consideration of this appeal to your meeting of February 22, 2006. You also directed Planning staff to meet with me and members of my project team prior to completion of the next staff report for this item. Prior to January 11, I was scheduled to be out of the country for three weeks beginning January 25. Planning staff would not meet with us prior to my January 25 departure even though we had requested to meet prior to that date. Therefore, I left my planning consultant, Kim Tschantz, in charge of matters in my absence.

I understand a meeting was finally scheduled for Planning staff to meet with Mr. Tschantz on February 7. Unfortunately, Mr. Tschantz had an unexpected family emergency and had to leave the state on February 4. I have just returned from my trip on February 10. This situation makes it impossible for Planning staff to meet with us in a meaningful way prior to preparation of the staff report for the February 22 hearing. For these reasons, I am requesting that the Planning Commission continue this matter to one of its meetings in March 2006. Thank you very much for your consideration.

Very truly yours,

Randy Zar, Trustee.
Aviar living trust

cc: Randall Adam
Kim Tschantz
Dave Imai