



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

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TOM BURNS, PLANNING DIRECTOR

March 19, 2007

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

Agenda Date: March 28, 2007

Item #: 8

Time: After 9 AM

APN: 038-061-07

Application: 04-0650

Subject: A continued 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. This appeal was heard before your Commission on 1/11/06, 2/22/06, 3/8/06, 7/26/06, and 10/11/06. At the 7/26/06 public hearing your Commission continued the item to 10/11/06 to allow additional time for the preparation of a revised geotechnical investigation to address slope stability issues and for Planning Department staff to review the revised report. The applicant was unable to provide the revised technical information for the 10/11/06 public hearing, and staff recommended a continuance to 12/13/06. The applicant stated that the required work could not be performed in the recommended time frame and the project was continued to 3/28/07.

The applicant submitted a revised geotechnical investigation on 3/6/07. The revised report has been reviewed and conceptually accepted by Planning Department staff. It concludes that the site is unstable and proposes a technical solution to the stability problem. **Staff**, however, has not completed its assessment of the situation and additional time is necessary to formulate a recommendation for the Commission.

It is, therefore, recommended that your Commission continue this item to the April 25th agenda.

Sincerely,

Randall Adams
Project Planner
Development Review

Reviewed By:

Mark Deming
Assistant Director.