



The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Alan Crarer  
Uriah Wilkins  
Joe Quigg

CORRESPONDENCE IN SUPPORT OF THE PROJECT:

Jon Lee

SPEAKING FROM THE FLOOR WITH CONCERNS:

Reed Searle

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 108 Sycamore Street, subject to the findings and conditions contained in the staff report; with additional findings included in the Supplemental Agenda report relative to the Residential Demolition Authorization Permit. Revised condition #15; and added conditions #28 and #29.

**REVISED CONDITION #15:**

15. Bike parking shall be provided in accordance with Section 24.12.250-252 of the City's Zoning Ordinance, **including the substitution of six unrequired bike parking spaces for one vehicular parking space.**

**ADDED CONDITIONS #28 & #29:**

28. **Final building plan shall either include an additional car lift allowing the yoga/office rooms on the second floor to function as an additional hotel room, or eliminate the full bathroom within that space.**
29. **Prior to issuance of a building permit, the applicant shall provide evidence of participation in an alternative transportation program which includes but is not limited to: membership in the Transportation Management Agency, actively encouraging carpooling, van pooling, transit and bicycle commute for employees of both the hotel and first floor commercial space.**

2. **816 Pacific Avenue**                      **CP16-0174**                      **APN 005-152-27**  
Administrative Use Permit to establish an indoor recreation use (escape room/board games) in the CBD zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) DEVCON INVESTMENTS LLC, owner/filed: 8/31/16. CS  
**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:

Steven Cleek (submitted artist rendition)

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 816 Pacific Avenue, subject to the findings and conditions contained in the staff report.

3. **503 Caledonia Street**                      **CP15-0162**                      **APN 010-062-04**  
Conditional Fence Permit to construct a six-foot high fence and concrete block wall in the exterior side yard on a residential parcel located in the RL zone district. (Environmental Determination: Categorical Exemption) RANDALL JAMES, owner/filed: 9/24/15. CS  
**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Conditional Fence 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:

Randall James

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 503 Caledonia Street, subject to the findings and conditions contained in the staff report.



Action Minutes

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](http://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 five hundred fourteen dollar (\$514) 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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.