ZONING ADMINISTRATOR

Regular Meeting
10:00 a.m., Wednesday, April 3, 2013
City Council Chambers
809 Center Street

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications

Announcements – No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. 845 Almar Avenue CP12-0205 APN 003-051-35
Administrative Use Permit to allow for sale of alcoholic beverages in an existing restaurant (Wingstop) located in a multi-tenant shopping center in the CC zone district. (Environmental Review: Categorical Exemption). (Almar Center Inc., owner/filed: 12/12/2012) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

2. 130 Bethany Curve CP12-0214 APN 003-303-05
Coastal and Design Permits to construct a 1,491 square foot addition to an existing 2,046 square foot single-family dwelling totaling 3,537 square feet in the R-1-5/CZ-O/SP-O zone district. (Environmental Determination: Categorical Exemption) (Jagdish Kumar, owner/filed: 12/18/2012) MF
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal and Design Permits, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

3. 533 Seabright Avenue CP13-0016 APN 010-212-07
Administrative Use Permit to establish a specialty retail pet store in an existing commercial building in the CN zone district. (Environmental Determination: Categorical Exemption) (Bei-Scott Company LLC, owner/filed: 2/14/2013) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

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.

Adjournment

The next Zoning Administrator meeting will be held on April 17, 2013 at 10:00 a.m. in the City Council Chambers.

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 five hundred dollar ($500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.