ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, February 19 , 2014
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 - Continued from the Zoning Administrator meeting of December 4, 2013

1. 711 Pacific Avenue CP13-0026 APN 007-021-06
Administrative Use Permit to establish a low-risk alcohol establishment (restaurant/sports bar with a Type 47 license) in a two-story building previously occupied by a high-risk alcohol establishment on the first floor (bar with a Type 48 license) and hotel rooms on the second floor, and to re-establish a non-conforming parking demand in accordance with Section 24.18.070.1 of the Zoning Ordinance. Property is located in the CB-D(E) zone district. (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion) (Lee, Calvin Quon, Jr. & Tina Yim, owner/filed: 3/11/2013) **NC**
Recommendation: That the Zoning Administrator continue this item to the Zoning Administrator meeting of March 19, 2014.

New Business

2. 701 Beach Street CP13-0173 APN 007-263-06
Administrative Use, Design and Coastal Permits to install 12 roof-mounted wireless communication devices on an existing building in the RT(E)/CB/CZO/SPO zoning districts for the AT&T Company. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, owner/filed: 10/31/2013) **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 Administrative Use, Design and Coastal Permits based on the attached Findings noted 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.

3. 301 Beach Street CP13-0076 APN 007-215-01

Coastal and Design Permits to construct an addition to an existing hotel with two new hotel rooms, lobby, breakfast area, office/lounge, manager's unit, and an indoor pool on a property located in the RTC/SPO/CZO zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Hotel Corporation, owner/filed: 6/3/2013) **JL**

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 continue this item to the Zoning Administrator meeting of March 5, 2014.

4. 932 West Cliff Dr. CP13-0172 APN 004-202-27

Demolition Authorization Permit, Coastal Permit and Design Permit to demolish an existing 986 square foot single-family dwelling; construct a new 2,475 square foot, two-story, single-family dwelling and a 500 square foot Accessory Dwelling Unit on top of a detached 552 square foot garage in the R-1-5/SP-O/CZ-O/WCD-O zone district. (Environmental Determination: Categorical Exemption) (Kavanaugh, William T. & Elizabeth, owners/filed: 10/31/2013) **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 continue this item to the Zoning Administrator meeting of March 5, 2014.

5. 1222 West Cliff Drive CP13-0180 APN 003-293-05

Design and Coastal Permits to add 1,014 square feet to an existing one-story, 1,250 square foot dwelling on a standard R-1-5 lot in the West Cliff Drive Overlay District. (Environmental Determination: Categorical Exemption) (Brusato, Marian Rae, Co-Trustee and owner/filed: 11/13/2013) **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 continue this item to the Zoning Administrator meeting of March 5, 2014.

Adjournment

The next Zoning Administrator meeting will be held on Wednesday March 5, 2014 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.