ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

December 18, 2013
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Linda Miranda, Recording-Secretary

Audience: Thirteen members of the audience

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:04 a.m. in the Council Chambers of City Hall. He welcomed members of the public to the meeting and read a list of the items to be heard at this morning's meeting, describing the procedures to be followed for the public hearing. He also informed those in attendance of their right to appeal any of the decisions of the Zoning Administrator, noting that appeals must be filed within ten calendar days of the meeting date. He noted all appeals must be filed in the Planning Department along with the appeal fee of $500, unless the project is appealable to the California Coastal Commission.

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

1. 113 Lincoln Street CP13-0141 APN 005-141-11
Administrative Use and Design Permits to add a 2,600 sq. ft. second floor to an existing 5,400 sq. ft. commercial fitness center in the CBD zoning district. (Environmental Determination: Categorical Exemption) (Bellito, Christophe & Cecile, Trustees, owner/filed: 9/26/2013) **JL**
Recommendation: No action required.

The Zoning Administrator summarized the report.

The public hearing was opened.

No one wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR ACTION: That the Zoning Administrator acknowledged, that a Use Permit was not required, therefore, No Action Required.

New Business

2. 114 Alhambra Avenue CP13-0109 APN 010-281-10

Design Permit and Coastal Permit to construct a first- and second-story addition to a single- family dwelling and to add a storage loft to a detached garage on a property in the R-1-5/CZO/SPO zone district. (Environmental Review: Categorical Exemption) (Greene, Patrick J. & Coleen M. H/W, owner/filed: 8/8/2013) 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 acknowledge the environmental determination and approve the Design and Coastal Permits, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Clarke Shultes
Patrick Green

CORRESPONDENCE RECEIVED IN SUPPORT:
Bill and Linda Bailey
Peter Clark
William H. Davis

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, 114 Alhambra Ave, subject to the findings and conditions contained in the staff report.

3. 111 John Street CP13-0139 APN 003-281-59

Coastal Permit for a first- and second-story addition to an existing single-family house in the R-1-5/CZO/SPO Zone District. (Environmental Determination: Categorical Exemption) (Gill, James B. & Catharine C., Trust, owner/filed: 9/23/2013) NC

This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Catharine Gill
Larry Golden

SPEAKING FROM THE FLOOR WITH CONCERNS:
Simon Dangzalan

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, 111 John St., subject to the findings and conditions contained in the staff report; with revised condition 5 and added condition 21.

5. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. **This approval allows construction of a hipped roof on the north elevation as presented in plans at the Zoning Administrator meeting of December 18, 2013**. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

21. Prior to issuance of a building permit for the addition, the applicants shall complete the necessary inspections associated with building permit No. B010852 involving a kitchen remodel. Alternatively, the applicants may incorporate the work covered by that permit into the building permit for the addition.

4. 125 Beach Street CP13-0176 APN 007-212-12
Coastal Permit and Design Permit for the conversion of four guest rooms into two guest rooms, a conference room and a 204 square foot office addition to a hotel (Beach Street Inn) in the RT(C)/ CZ0/SPO zone district. (Environmental Determination: Categorical Exemption) (Beach Street Inn LLC, owner/filed: 11/7/2013) RB
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 approve the Coastal and Design Permits, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit “”A”.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Jim Reilly
Chris Ferrante

SPEAKING FROM THE FLOOR WITH CONCERNS:
Thomas Walters

CORRESPONDENCE RECEIVED WITH CONCERNS:
Thomas and Joanne Walters

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, 125 Beach St., subject to the findings and conditions contained in the staff report.

Adjournment—10:32AM.

The next Zoning Administrator meeting will be held on Wednesday, January 15, 2014 at 10:00 a.m. in the City Council Chambers.

APPROVED:

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ERIC MARLATT, ZONING ADMINISTRATOR