



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, May 16, 2012
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

Old Business - Continued from March 21, April 18, and May 2, 2012

1. **2656 Mission St. CP11-0148 APN 002-542-01**
Administrative Use Permit to allow off-site parking for various vehicles in an Industrial (IG Per2) zoning district. (Environmental Determination: Categorical Exemption) (Locatelli, Sal J., owner/filed: 10/5/2011) **MA**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the Findings and Conditions of Approval listed in Exhibit "A".

New Business

2. **122 Stockton Avenue CP12-0032 APN 003-274-19**
Demolition Authorization and Design Permits to demolish an existing single-family dwelling and to construct a two-story house with an attached one-car garage on a substandard lot in the R-1-5/CZ-O zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Albouze Jean S/M, owner/filed: 3/1/2012) **JL**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization and Design Permits, based on Findings and 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. **805 Ocean Street** **CP11-0069** **APN 008-323-26**
Administrative Use Permit to allow a take-out restaurant and Design Permit to expand a service station in the CC zone district. (Environmental Determination: Categorical Exemption) (Aadij Investment Inc., owner/filed: 5/23/2011) **MF**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use and Design Permits, based on the Findings and Conditions of Approval listed in Exhibit "A".

4. **175 West Cliff Drive** **CP12-0059** **APN 004-091-24**
Coastal Permit to replace an existing wading pool with a wading pool that meets accessibility standards for a hotel (Dream Inn) located in the RTB/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (S.C. Beach Hotel Partners LLC, owner/filed: 4/23/2012) **NC**
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 Permit, based on the Conditions of Approval listed in Exhibit "A".

5. **1060 River Street, #112** **CP12-0038** **APN 008-661-02**
Administrative User Permit to serve beer and wine in an approved cafe in an existing building at the Tannery, in the IG-PER zone district. Project will include an outdoor eating area. (Environmental Determination: Categorical Exemption) (Redevelopment Agency, owner/filed: 3/15/2012) **DL**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the Findings and Conditions of Approval listed in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on June 6, 2012 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.