



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m.,
Wednesday, September 4, 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. 111 Madrone Street CP13-0046 APN 008-221-11**
Design Permit to remodel an existing 17,480 square foot commercial building to reduce size to 13,160 square feet; an Administrative Use Permit to allow general retail; a request for a Parking Reduction for a historic building, and a Boundary Adjustment to combine two adjacent parcels in the CT zoning district. Project also includes signage location and general designs. (Environmental Determination: Categorical Exemption) (Madrone Partners LLC, owner/filed: 4/11/2013) **RB**
RECOMMENDATION: That the Zoning Administrator acknowledge the Environmental Determination and approve the Design Permit, Administrative Use Permit, request for parking reduction and a Boundary Adjustment Permit, subject to the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".
- 2. 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) (Lee, Calvin Quon Jr. & Tina Yim, owner/filed: 3/11/2013) **NC**
RECOMMENDATION: Continued indefinitely.

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. **145 Sutphen Street** **CP13-0097** **APN 008-091-11**
Design Permit to construct a two-story addition to a one-story, single-family residence on a standard lot with an existing detached Accessory Dwelling Unit in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Porter, Alan, owner/filed: 7/1/2013) **JL**
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".
4. **233 Cathcart Street** **CP13-0088** **APN 005-142-10**
Administrative Use Permit for the sale of beer and wine in a restaurant in the CBD zone district. (Environmental Determination: Categorical Exemption) (Spodick, Florence B., Trustee, owner/filed: 6/18/2013) **NC**
RECOMMENDATION: That the Zoning Administrator acknowledge the Environmental Determination and approve the Administrative Use Permit, subject to the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on September 18, 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.