



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, December 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. **711 Park Way** **CP13-0118** **APN 009-062-11**
Design Permit and Heritage Tree Removal Permit for a new two-story single-family residence on a vacant, substandard lot in the R-1-5 zone district (Environmental Determination: Categorical Exemption) (Susan Waller, owner/filed: 9/3/2013) **MF**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit and Heritage Tree Removal Permit based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

2. **2117 Mission Street** **CP13-0161** **APN 003-051-34**
Administrative Use Permit for a fast-food use (Yogurtland) to occupy a commercial space in a multi-tenant shopping center (Almar Center) in the CC zone district. (Environmental Determination: Categorical Exemption) (Almar Center Inc., owner/filed: 10/15/2013) **MF**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the 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. **517 Beach Street** **CP13-0145** **APN 007-261-12**
 Coastal Permit and Nonresidential Demolition Authorization Permit to demolish an existing two-story office building located in the RTC/CZO/SPO zoning district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, Inc., owner/filed: 9/27/2013) 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 Commercial Demolition Authorization and Coastal Permits based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A" .**

4. **120 Cliff Street** **CP13-0146** **APN 007-261-01**
 Coastal Permit to demolish an existing one-story garage/storage building located in the RTC/CZO/SPO zoning district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, Inc., owner/filed: 9/27/2013) 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 Coastal Permit based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A" .**

5. **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 February 19, 2014.**

Adjournment

The next Zoning Administrator meeting will be held on December 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.