



**ACTION AGENDA**  
**ZONING ADMINISTRATOR**

Regular Meeting  
10:00 a.m., Wednesday, March 5, 2014  
City Council Chambers  
809 Center Street

The following is an unofficial representation of the Zoning Administrator's actions.  
Minutes are official upon approval.

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications—None

Announcements - No action shall be taken on these items.

Public Hearings - Old Business - Continued from the Zoning Administrator meeting of February 19, 2014

1. 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 RT(C)/SP-O/CZ-O zone district. Heritage Tree Removal Permit to remove one heritage-sized acacia tree along the 1<sup>st</sup> Street property frontage. (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 acknowledge the environmental determination and approve the Coastal and Design Permits, based on the attached Findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

**ACTION:** That the Zoning Administrator acknowledged the environmental determination and APPROVED the item with conditions.

2. 721 Bay Street CP14-0014 APN 004-461-27  
Minor Land Division to create two lots from one lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion)(Christian Church Homes of No C, owner/filed: 1/27/2014) MF  
**Recommendation:** That the Zoning Administrator acknowledge the environmental determination and approve the Minor Land Division, based on the attached Findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

**ACTION:** That the Zoning Administrator acknowledged the environmental determination and APPROVED the item with conditions; with revised condition #8.

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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

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3. 111 Limestone Lane CP13-0197 APN 001-191-09  
Administrative Use Permit and Minor Modification to add deck and French door on a known archaeological site. (Environmental Determination: Categorical Exemption) (Breckler, David H/W CP RS et al, owner/filed: 12/18/2013) MF  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit and Minor Modification, based on the attached Findings noted in the staff report and the Conditions of Approval, listed in Exhibit "B".

ACTION: That the Zoning Administrator acknowledged the environmental determination and APPROVED the item with conditions.

4. 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 acknowledge the environmental determination and approve the Design and Coastal Permits, based on the attached Findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

ACTION: The Zoning Administrator CONTINUED the item, to the Zoning Administrator meeting of April 16, 2014, at the request of the applicant; this item will not be re-noticed or re-advertised.

New Business

5. 809 Riverside Avenue CP13-0133 APN 005-291-13  
Design Permit and Variance to lot width to allow the conversion of a family room into a dwelling unit on a site with three dwelling units, resulting in a four-unit development in the RM zone district. (Environmental Determination: Categorical Exemption) (Annadore, Sriharsha H/W et al, owner/filed: 9/17/2013) NC  
Recommendation: That the Zoning Administrator continue this item to the Zoning Administrator meeting of April 2, 2014.

ACTION: That the Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of April 2, 2014; this item will not be re-noticed or re-advertised.

**Adjournment—10:26am**

The next Zoning Administrator meeting will be held on March 19, 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](http://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.