

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

September 3, 2014
10:00 A.M. SESSION

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

Audience: 8

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:00 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

New Business

125 Beach Street

CP14-0077

APN 007-216-16

Coastal and Design Permits to add four hotel rooms to result in a 48-room hotel (Beach Street Inn) located in the RT(C)/CZO/SPO zone district. (Environmental Determination: Categorical Exemption). (Beach Street Inn, LLC, owner/filed: 5/29/2014) RB

Recommendation: **That the Zoning Administrator acknowledge the environmental determination and approve the Coastal and Design permits, with findings noted in the staff report and Conditions of Approval, listed as Exhibit "A".**

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

The Zoning Administrator summarized the report.

The public hearing was opened.

Action Minutes

SPEAKING FROM THE FLOOR:

Chris Ferrante
Jim Reilly
Tom Walters

SPEAKING FROM THE FLOOR WITH CONCERNS:

Peter Pethoe

CORRESPONDENCE RECEIVED WITH CONCERNS:

Sherri Genetti

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; with revised condition #6.

6. Except for modifications required by permit conditions below, the development of the site shall be in substantial accordance with the approved plans prepared by Brian Maridon Architect, submitted May 29, 2014, **as well as the revised deck plans submitted at the Zoning Administrator hearing of September 3, 2014**, and on file in the Department of Planning and Community Development of the City of Santa Cruz. 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.

ADJOURNMENT—10:18am

The next Zoning Administrator meeting will be held on September 17, 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. 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.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR

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.

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.