



ACTION AGENDA
ZONING ADMINISTRATOR

Regular Meeting
10:00 a.m., Wednesday, December 3, 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 - None

New Business

1. **114 Fairbanks St. CP14-0118 APN 010-102-10**
Design Permit to recognize an existing rear yard deck, to remodel an existing 1835 square foot, two story single family dwelling to create a master bedroom suite, and to convert a detached accessory structure back to a garage, located on a substandard, double frontage lot located in the R-L zoning district. (Environmental Determination: Categorical Exemption) (Friedrich Charles D. U/M, owner; Laurie Swett, applicant/filed: 9/16/2014)SH
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".

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

2. **210 4th Ave. CP14-0127 APN 010-262-60**
Coastal Permit and Minor Slope Modification to construct a new single family dwelling unit with an attached garage in the R-1-5/CZ/SP-O zone district. (Environmental Determination: Categorical Exemption) (Gimelli Kenneth D. & JILL H/W J, owner; Clarke Shultes, applicant/filed: 9/30/2014) SH
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 and Minor Slope Modification, based on 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 #4 (a. of (e)).

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3. **235 Cathcart St** **CP14-0139** **APN 005-142-10**
 Administrative Use Permit to expand sales of beer and wine in an existing restaurant (Lupolo) in the CBD zone district. (Environmental Determination: Categorical Exemption) (Spodick Florence B. Trustee ETAL, owner/filed: 10/20/2014) **NC**
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".

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

4. **210 Chico Ave** **CP14-0135** **APN 003-261-18**
 Coastal and Design Permits to construct a 746 square foot addition to an existing 2,468 square foot single-family house in the R-1:5/CZO/SPO/WCO (Single-Family Residential/Coastal Zone/Shoreline Protection Overlay/West Cliff Overlay) Zone District. (Environmental Determination: Categorical Exemption) (McCormick Jonathan & Karen H/W, owner/filed: 10/16/2014) **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 Coastal and Design Permits, based on the 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 #13.

5. **200 Harvey West Blvd** **CP14-0108** **APN 001-171-19**
 Administrative Use Permit to establish a recycling center (Re-Planet) on a site with a fuel station on a parcel in the IG zone district. (Environmental Determination: Categorical Exemption) (Costco Wholesale Corporation, owner/filed: 8/14/2014) **NC**
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".

ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of December 17, 2014; to allow the Harvey West Association to meet and discuss the application.

Adjournment—10:35am

The next Zoning Administrator meeting will be held on December 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

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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.

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.

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 California Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.