

SPEAKING FROM THE FLOOR:

Charles Friedrich

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 114 Fairbanks St., subject to the findings and conditions contained in the staff report.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Clarke Shultes
Kenneth Gimelli

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 210 4th Ave., subject to the findings and conditions contained in the staff report; with revised condition #4 (a. of (e)).

Revised condition #4 (a. of (e)):

4. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans.
- (e) Plans shall meet all requirements of the Department of Public Works, including but not limited to the following:

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- a. **If required, install** a 4.5 foot sidewalk and 4 foot landscape strip along property frontage per City standard details for curb, gutter, and sidewalk and landscape strip Include notes and City Standard Detail 8 of 23 on the plans. The City Urban Forester shall be involved in determining the preliminary layout and width of the sidewalk at the location of the Coast Line Oak within the right of way, and the project Arborist shall coordinate with the City Forester in advance of any site disturbance to determine if root pruning is required prior to installation of the sidewalk.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Stuyvie Bears

N. Antolin

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, 235 Cathcart St., subject to the findings and conditions contained in the staff report.

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".

The Zoning Administrator summarized the report.

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The public hearing was opened.

SPEAKING FROM THE FLOOR:

Peter Spellman

No one wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 210 Chico Ave., subject to the findings and conditions contained in the staff report; with revised condition #13.

Revised Condition #13:

13. If required by the Public Works Department, final building plans shall indicate that the curb cut providing access to Assessor's Parcel No. 003-261-17 be eliminated. Final building plans shall also indicate that the asphalt surface in front of this lot be removed. It may be replaced with a pervious surface such as interlocking hexagonal pavers with plantings that allow the area to function as both landscaping and access to the proposed storage building on the south side of the residence, subject to approval by the Zoning Administrator. ~~Remove the driveway and parking pad on lot 003-261-17 and~~ **Final building plans shall also include installation of** a 5-foot wide sidewalk along the entire frontage per City standard detail. Include notes and City Standard Detail 8 of 23 on the plans.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Joe Perez
Jeffrey Smedberg
Niall Gillen
Mike Rezzonico
Dana Boggiano

CORRESPONDENCE RECEIVED WITH CONCERNS:

Carol Lezin, requesting a continuance to allow the Harvey West Association to meet and discuss concerns.

No one else wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR 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.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR

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.

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.