



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, September 16, 2015
City Council Chambers
809 Center Street

Call to Order by the Deputy Zoning Administrator Alex Khoury

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. **1234 West Cliff Drive** **CP15-0094** **APN 003-293-22**
Design Permit and Coastal Permit to convert existing 558 square foot attic space to new habitable space including a new dormer on an existing 1857 square foot house with detached 1300 square foot garage in the R-1-5 (Single Family Residence District) West Cliff Drive and SP-O (Shoreline Protection Overlay District) zoning districts all of which will create a large house under zoning ordinance. (Environmental Determination: Categorical Exemption) (BUTTERFIELD COLLEEN K TRUSTEE, owner/filed: 6/23/2015) MA
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 acknowledges the environmental determination and approve the Design Permit and Coastal Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".
2. **1148 Soquel Avenue** **CP15-0110** **APN 010-081-09**
Administrative Use Permit to establish a low risk alcohol outlet with beer and wine service (Lillian's Italian Kitchen) in a multi-tenant commercial building in the CC Zone District. (Environmental Determination: Categorical Exemption) (EBERT PROPERTIES II, owner/filed: 7/23/2015) SH
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approve the Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".
3. **126 Cowell St** **CP15-0106** **APN 004-233-18**
Design Permit for a two story addition to a single story home resulting in a 3,558 square foot dwelling and an Administrative Use Permit to construct a two story ADU on a parcel located in the R-1-5/CZO zone district. (Coastal Permit Exclusion Zone B), (Environmental Determination: Categorical Exemption) (Talbot Shay T M/M Ss, owner/filed: 2/23/2015) MF
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approve the Administrative Use Permit and Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

4. **Parking Lot area (east side) of Its Beach** CP15-0123 APN 004-302-05
Coastal Development Permit to install par course equipment in the landscape area on the east side of the parking lot closest to Its Beach. (Environmental Determination: Categorical Exemption) (CALIFORNIA STATE OF, owner/filed: 8/11/2015) 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 continue the item to the October 7, 2015, Zoning Administrator meeting.
5. **538 Seabright Ave** CP15-0111 APN 011-163-13
Administrative Use Permit and Design Permit to install a telecommunication facility on the roof of an existing commercial building in the Neighborhood Commercial Zone district. (Coastal Permit Exclusion Zone B), (Environmental Determination: Categorical Exemption) (CHEVAR LLC, owner/filed: 7/27/2015) MF
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approve the Administrative Use Permit and Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on October 7, 2015 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 California Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 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.