



Action Agenda
ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, July 6, 2016
City Council Chambers
809 Center Street

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

1541 Pacific Ave. #B

CP16-0092

APN 005-041-09

Design Permit, Sign Permit, and Administrative Use Permit to establish a low risk alcohol outlet and make exterior improvements to an existing commercial building located within the CBD zone district and within the Downtown Recovery Plan Area. (Environmental Determination: Categorical Exemption) (HUFFMAN JOHN S & KAREN B TRUST, owner/filed: 4/28/16) SH

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the **Design Permit, Sign Permit, and Administrative Use Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Design Permit, Sign Permit, and Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”. With revised condition No. 30 (Bullet item No. 1).

820 Swift St. # A & #B

CP16-0041

APN 003-043-19

Administrative Use Permit to establish a low risk alcohol outlet (Humble Sea Brewery) with beer manufacturing, beer and food service, and outdoor seating on a parcel located within the IG/PER-2 zone district. (Environmental Determination: Categorical Exemption) (ALIBERTI JOSEPH B TRUSTEE, owner/filed: 3/2/16) SH

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the **Administrative Use Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”. With added condition No. 33.

506 West Cliff Drive

CP15-0221

APN 006-473-15

Design, Coastal, and Conditional Fence Permit for a two-story addition to a one-story single-family home resulting in a 3,540 square foot residence in the R-1/CZ-O/SP-O/WCD zone district. (Environmental Determination: Categorical Exemption)(Al Ramadan, owner/filed 12/23/15) RB

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 approves the **Design, Coastal, and Conditional Fence Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Design, Coastal, and Conditional Fence Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”. With added condition No. 15.

118 Echo Street

CP16-0047

APN 002-083-45

Design Permit for a two story addition to an existing single family dwelling on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Kenneth and Annouschka Collins, owner/filed: 3/8/16) CC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the **Design Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”. With revised conditions No. 5; No. 9 and added condition 14.

799 Western Drive

CP15-0186

APN 002-041-26

Design Permit to allow for the construction of a single family dwelling (required per the conditions of approval of MLD 05-256) and a Map Correction to alter the recorded building envelope of a parcel located within the R-1-10 zone district. This project includes the removal of seven Heritage trees. (Environmental Determination: Categorical Exemption) (Daryl Mossman, owner/filed: 10/29/15) CC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the **Design Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action Agenda

815 Ocean Street

CP16-0096

APN 008-323-87

Administrative Use Permit for a fast food restaurant within an existing commercial structure in the CC zone district. (Environmental determination: categorical exemption) (John McKelvey, agent/filed: 05/10/2016) MF

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the **Administrative Use Permit** per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

Action: the Zoning Administrator acknowledged the environmental determination and approved the Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”. With revised condition No. 12.

Adjournment

The next Zoning Administrator meeting will be held on, July 20, 2016 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 fourteen dollar (\$514) 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.