



**ZONING ADMINISTRATOR  
Regular Meeting  
10:00 a.m., Wednesday, December 7, 2016  
City Council Chambers  
809 Center Street**

**Call to Order** by Zoning Administrator Eric Marlatt

**Oral Communications**

**Announcements** - No action shall be taken on these items.

**Public Hearings**

Old Business - None

New Business

- 1. 108 Sycamore Street                      CP16-0123                      APN 007-022-10**  
Design Permit, Coastal Permit, and Demolition Authorization Permit to demolish a five-unit residential apartment building and construct a mixed-use commercial building including a 9-room hotel with retail, and a variance to height in the CBD (E)/CZ-O zone district. (Environmental Determination: Categorical Exemption) (SURF COLONY LLC, owner/filed: 6/29/16) RB  
*This project requires a Coastal Permit which is not appealable to the California Coastal Commission*  
**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Design Permit, Coastal Permit Demolition Authorization Permit and Variance per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".**
- 2. 816 Pacific Avenue                      CP16-0174                      APN 005-152-27**  
Administrative Use Permit to establish an indoor recreation use (escape room/board games) in the CBD zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) DEVCON INVESTMENTS LLC, owner/filed: 8/31/16. CS  
**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".**
- 3. 503 Caledonia Street                      CP15-0162                      APN 010-062-04**  
Conditional Fence Permit to construct a six-foot high fence and concrete block wall in the exterior side yard on a residential parcel located in the RL zone district. (Environmental Determination: Categorical Exemption) RANDALL JAMES, owner/filed: 9/24/15. CS  
**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Conditional Fence Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".**

