ACTION MINUTES OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers 809 Center Street Santa Cruz, CA 95060

December 7, 2016 10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator

Linda Miranda, Recording-Secretary

Audience: Approx. 20

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 a.m. in the Council Chambers of City Hall. He welcomed members of the public to the meeting and read a list of the items to be heard at this morning's meeting, describing the procedures to be followed for the public hearing. He also informed those in attendance of their right to appeal any of the decisions of the Zoning Administrator, noting that appeals must be filed within ten calendar days of the meeting date. He noted all appeals must be filed in the Planning Department along with the appeal fee of \$514, unless the project is appealable to the California Coastal Commission.

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. 108 Sycamore Street CP16-0123

APN 007-022-10

Design Permit, Coastal Permit, Variance 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".

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The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Alan Crarer Uriah Wilkins Joe Quigg

CORRESPONDENCE IN SUPPORT OF THE PROJECT:

Jon Lee

SPEAKING FROM THE FLOOR WITH CONCERNS:

Reed Searle

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 108 Sycamore Street, subject to the findings and conditions contained in the staff report; with additional findings included in the Supplemental Agenda report relative to the Residential Demolition Authorization Permit. Revised condition #15; and added conditions #28 and #29.

REVISED CONDITION #15:

15. Bike parking shall be provided in accordance with Section 24.12.250-252 of the City's Zoning Ordinance, including the substitution of six unrequired bike parking spaces for one vehicular parking space.

ADDED CONDITIONS #28 & #29:

- 28. <u>Final building plan shall either include an additional car lift allowing the yoga/office rooms on the second floor to function as an additional hotel room, or eliminate the full bathroom within that space.</u>
- 29. Prior to issuance of a building permit, the applicant shall provide evidence of participation in an alternative transportation program which includes but is not limited to: membership in the Transportation Management Agency, actively encouraging carpooling, van pooling, transit and bicycle commute for employees of both the hotel and first floor commercial space.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Steven Cleek (submitted artist rendition)

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 816 Pacific Avenue, subject to the findings and conditions contained in the staff report.

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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Randall James

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 503 Caledonia Street, subject to the findings and conditions contained in the staff report.

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4. 123 Dovle Street CP16-0052 APN 010-022-40

Administrative Use Permit to establish a new communications facility at an existing commercial building in the CC zone district. (Environmental Determination: Categorical Exemption) ALPHA BETA INVESTORS LLC, owner/filed: 3/14/16. 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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Alan Chambers **Rob Meives**

CORRESPONDENCE RECEIVED WITH CONCERNS:

Gwen R. Essegian and Mark Ligon

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 123 Doyle Street, subject to the findings and conditions contained in the staff report; with added conditions #10 and #11.

ADDED CONDITIONS #10 & #11:

- 10. The premises shall be maintained in a weed free and litter free manner.
- 11. The applicant shall obtain a trespass letter from the Police Department prior to occupancy of the tenant space.

Adjournment-10:50 a.m.

The next Zoning Administrator meeting will be held on December 21, 2016 at 10:00 a.m. in the City Council Chambers.

APPROVED:	
	ERIC MARLATT, ZONING ADMINISTRATOR

Action Minutes

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.