



**ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday January 18, 2017
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 -

New Business

1. 1400 Ocean Street CP16-0222 APN 008-242-18
Administrative Use Permit for a fast food restaurant (The Habit) with outdoor seating in the CC zone district. (Environmental Determination: Categorical Exemption) Bei-Scott Company LLC, owner/filed: 11-14-16. 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".

2. 1314 Ocean Street CP16-0226 APN 008-242-21
Administrative Use Permit for a fast food restaurant (Dunkin Donuts) in the CC zone district. (Environmental Determination: Categorical Exemption) Ocean Street Commons LLC, owner/filed: 11-22-16. 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".

3. 732 Riverside Avenue CP16-0231 APN 007-401-26
Administrative Use Permit and Design Permit for a 264 square foot addition to create a duplex on a parcel exceeding 5,500 square feet in the R-M zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) Micah Posner, owner/filed: 11-23-16. MF

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves 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. 511 Broadway CP16-0216 APN 010-051-37
Administrative Use Permit for a use variation to permit a single-family residential use in a listed historic structure in the CC zone district. (Environmental Determination: Categorical Exemption). The Eschaton Foundation, owner/filed: 11/2/16. RB
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".

Adjournment

The next Zoning Administrator meeting will be held on February 1, 2017 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.