

ADMINISTRATIVE PUBLIC HEARING AGENDA

Iain Holt, Administrative Hearing Officer

TUESDAY, MAY 21, 2019 – 4:00 P.M.
SANTA CRUZ CONFERENCE ROOM, 501 POLI STREET

The public has the opportunity to address the Hearing Officer on any item appearing on the agenda. If you wish to comment on an item and do not want to speak before the Hearing Officer, you may submit written comments. Comments will be acknowledged for the record. Pursuant to the Rules of Procedure, a five-minute limit on speaker presentations has been adopted. This time limit may be adjusted if deemed appropriate. A final decision reached by the Hearing officer may be appealed to the Planning Commission, or in some cases, the City Council, by filing the required forms and paying the necessary fee within ten calendar days after the action date.

CONSENT ITEMS

1. [PROJ-12725 – Request for a Planned Development Permit to demolish an existing 3,043 square foot showroom and construct a new 10,185 square foot showroom addition. The project also includes a 2,080 square foot service bay addition, a new 162 square foot trash enclosure and associated landscaping improvements. The project site contains an existing 14,464 square foot Auto Dealership on a 2.29 acre parcel located at 3190 Perkin Avenue in the Commercial Planned Development Zone \(CPD\); Larry Rasmussen, applicant.](#)

Recommended action: Approve, subject to conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Case Planner: Monique Gil, Assistant Planner

2. [PROJ-12899 – Request for Administrative Coastal Development Permit to construct a 1,974 square-foot three-story residence \(341 square-foot first floor, 848 square-foot second floor and 785 square-foot third floor\) with an attached 142.5 square-foot covered parking space, a 155 square-foot second story balcony and a 121 square-foot third story balcony and a 91 square-foot trash enclosure, to an existing 2,832 square-foot 2-story duplex with an attached 632 square-foot three-car garage and two second story balconies \(240 square-feet and 155 square-feet\), on an 8,555 square-foot lot located at 912-914 Sandpiper Court, in the Multi Family \(R-3-5\) Zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District \(No local appeal fee\), with a land use designation of Existing Urban; Nicholas Oatway, applicant.](#)

Recommended action: Continued to a date certain of June 4, 2019.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15303 (b) (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Monique Gil, Assistant Planner

3. **PROJ-13029** – [Request for Administrative Use Permit for Administrative Use Permit for Indoor Sports and Recreation Use – Assembly Use \(a full service fitness center\) with operating hours from 4:00AM to 10:00PM Monday through Saturday and 6:00AM to 6:00PM on Sunday. The project site will have 32 designated parking spaces, including 2 accessible parking spaces. The property includes six groups of industrial condominium buildings, with the project located in a 8,630 square-foot, 2-story attached industrial condominium unit on a 7.57 acre condominium tract located at 4580 Market Street, Building 2A in the Manufacturing Planned Development \(MPD\) zone; Josh Cohn, applicant.](#)

Recommended action: Approve, subject to conditions.

California Environmental Quality Act

The project is categorically Exempt from the California Environmental Quality Act (CEQA) Guidelines Section 15301 (Class 1, Existing Facilities).

Case Planner: Tim Rosenstein, Associate Planner

ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on June 4, 2019 at 4:00 p.m.

In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Planning staff at 654-7894 or the California Relay Service (866) 735-2929. Notification by Friday, May 17, 2019 at 6:00 p.m. will enable the City to make reasonable arrangement for accessibility to this meeting.