

ADMINISTRATIVE PUBLIC HEARING AGENDA

Iain Holt, Administrative Hearing Officer

TUESDAY, JULY 2, 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.

CONTINUED CONSENT ITEM

1. [PROJ-12874 – Request for Administrative Coastal Development Permit to construct a 132 square foot addition consisting of a bathroom and walk in closet to the side of an existing 821 square foot 1-story, residential building and with an attached 280 square foot 1-car garage on a 3,494 square foot lot located at 1040 Dover Lane in the Two Family Beach \(R-2-B\) zone district 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; Juan Cervantes, applicant.](#)

Recommended action: Continued to a date certain of August 6, 2019.

California Environmental Quality Act

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

Case Planner: Monique Gil, Assistant Planner

CONSENT ITEMS

2. [PROJ-13192 – Request for a Minor Change to the existing Modification Permit to maintain the 13 foot rear yard setback encroachment and an Administrative Coastal Development Permit to construct 1\) Unit 1: 475 square foot addition over an existing garage; 2\) Unit 2: 140 square foot balcony over an existing covered porch; and 3\) 102 square foot open trellis and 62.5 linear feet of 3 foot tall wood fence and 10 linear feet of 5 foot tall wood fence to an existing 2,194 square-foot 2-story duplex \(Unit 1: 1,122 square feet; Unit 2: 1,072 square feet\) with an attached 435 square-foot two-car garage, 200 square foot carport, 600 square foot second story balcony, and 140 square foot covered porch on a 6,480 square-foot lot located at 926-928 Seahorse 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: Approve, subject to conditions.

California Environmental Quality Act

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

Case Planner: Monique Gil, Assistant Planner

3. **PROJ-13358 – Request for Administrative Coastal Development Permit to demolish an existing 1,029 square-foot, single-story duplex and construct a new 2,361 square-foot, two-story single-family residence (1,011 square foot first floor and 1,350 square foot second floor) with a 549 square-foot attached garage and a 170 square foot balcony, on a 3,485 square-foot lot located at 1091 Bath Lane, in the Two Family Beach (R-2-B) 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; Mark Shellnut, 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 15303 (a) (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Barbara Burkhart, Contract Planner

ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on July 16, 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, June 28, 2019 at 12:00 noon will enable the City to make reasonable arrangement for accessibility to this meeting.