

ADMINISTRATIVE PUBLIC HEARING AGENDA

Peter Lyons, Administrative Hearing Officer

TUESDAY, SEPTEMBER 3, 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 – 1040 Dover Lane Residential Addition – 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: Continue to a date certain of October 1, 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-13193 – 2470 Pierpont Boulevard Residential Renovation – Request for an Administrative Coastal Development Permit to demolish approximately 1,400 square-feet of a 1,578 square-foot one-story single family residence with an attached 1 car garage and construct a new 3,297 square-foot, two-story single family residence with a 1,850 square-foot first floor including a 504 square-foot attached two-car garage, a 1,429 square-foot second floor, and a 758 square-foot roof deck on a 4,634 square-foot lot located at 2470 Pierpont Boulevard in the Single Family Beach \(R-1-B\) Zone in the Coastal Zone - Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with a land use designation of Existing Urban; C.S. Grey, 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: Tim Rosenstein, Associate Planner

3. [PROJ-13594 – 2909 Surfrider Avenue Residential Construction – Request for an Administrative Coastal Development Permit to construct a new 2,842 square foot 2 story residence \(1,496 square foot first story and 1,346 square foot second story\) with attached 512 square foot two-car garage, a 360 square foot cantilevered deck and a 17 square foot covered entry on a 4,500 square foot undeveloped lot located at 2909 Surfrider Avenue, Single Family \(R-1-6\) Zone, Pierpont-Keys Waterfront Lots, in the Coastal Zone - Appeal Jurisdiction to the California Coastal Commission and its South Central Coast District, with an Existing Urban Land Use Designation; Donn Pedersen, 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: Monique Gil, Assistant Planner

ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on September 17, 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 Thursday, August 29, 2019 at 1:00 p.m. will enable the City to make reasonable arrangement for accessibility to this meeting.