

ADMINISTRATIVE PUBLIC HEARING AGENDA

Neda Zayer, Administrative Hearing Officer

TUESDAY, NOVEMBER 5, 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-10997 – Request for Administrative Variance to increase the maximum allowed height of existing fencing to permit existing, non-compliant fence and hedge heights. A 3-foot extension of fencing has been installed along the top of the existing brick and mortar wall and hedges have been planted along the northern and eastern property lines that exceed allowable heights. As a whole, the wall, fence, and hedge height vary from 4'-6" to 3'-0" above the maximum heights allowed, and effectively create an above the maximum heights allowed, and effectively create an eight-to-nine-foot-tall enclosed perimeter around the property. The improvements enclose an existing 1,008-square foot single-family residence and 400-square foot attached two-car garage, on a 6,132 square-foot lot, located at 3034 Sereno Avenue in the Single Family \(R-1-6\) Zone; Kate Svoboda-Spanbock, applicant.](#)

Recommended action: Deny.

California Environmental Quality Act

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

Case Planner: Maruja Clensay, Senior Planner

2. [PROJ-13664 – Request for Administrative Planned Development Permit to allow a fifth residential unit to be constructed on the site. The project includes the demolition of an existing four-vehicle carport, and the subsequent construction of a new four-vehicle carport and a new two-story, one-bedroom, residential building, with an attached single-car. The property is located at 267 West Park Row Avenue in the Multi-Family Residential \(R-3-5\) zone; David Hilty, 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 15332 (Class 32, In-Fill Development Projects).

Case Planner: Jamie Peltier, Associate Planner

- 3. [PROJ-13761 – Request for a Coastal Development Permit and Director’s Permit to construct a new 413 square foot, single-story accessory structure attached to a detached 376 square-foot, two-car garage, on a lot with an existing 679 square foot single-family residence located at 1804 East Ocean Avenue in the Multi-Family Residential \(R-3-5\) zone, in the Coastal Zone – Appeal Jurisdiction to the California Coastal Commission and its South non Non-Appealable Jurisdiction to the California Coastal Commission, with an Existing Urban Land Use Designation; Michelle and Chris McEntee, applicants.](#)

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 (Class 3, New Construction or Conversion of Small Structures).

Case Planner: Jamie Peltier, Associate Planner

ADJOURNMENT

The next Administrative Public Hearing is scheduled to occur on November 19, 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, November 1, 2019 at 1:00 p.m. will enable the City to make reasonable arrangement for accessibility to this meeting.