



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, January 20, 2010
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 Hearing – New Business

- 1. 402 Ingalls St. CP09-0046 APN 003-095-05**
Major Modification of Administrative Use Permit 05-032 to allow the sale of pints of beer produced on the premises, and to allow the service of food from Kelly's Bakery, and to allow service in an outdoor patio in the IG PER2 zone district. (Environmental Determination: Categorical Exemption) (M. Sanches, owner/filed: 10/20/09) **MA**
Recommendation: Approval, with conditions.
- 2. 2125 Delaware Ave., Ste F CP09-0063 APN 003-161-49**
Administrative Use Permit to establish an eating establishment (café) in an existing baked goods manufacturing business in the IG/PER2/CZO zone district. (Environmental Determination: Categorical Exemption) (Wavecrest Development, Inc., owner/filed: 11/24/09) **JL**
Recommendation: Approval, with conditions.
- 3. 591 Market St. 09-109 APN 008-441-44**
Watercourse Variance to construct retaining walls with a maximum height of 3 feet, in the riparian area and slope modification to construct a stairway for a property developed with a single family dwelling in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (S. Hallam, owner/filed: 8/4/09) **NC**
Recommendation: Approval, with conditions.
- 4. 128 Seton Way CP09-0053 APN 002-151-65**
Design Permit to construct a new two-story single-family dwelling with an attached second floor accessory dwelling unit on a standard lot in the R-1-7 zone district (Environmental Determination: Categorical Exemption) (Schneeberger Claire Trustees E, owner/filed: 11/2/2009) **MF**
Recommendation: Approval, with conditions.
- 5. 218 Third St. CP09-0055 APN 010-254-20**
Demolition Authorization Permit, Coastal Permit and Design Permit to demolish two dwellings and a detached carport and construct a 2½-story single-family dwelling and a detached shop on a substandard lot in the R-1-5/CZO zone district. (Environmental Review: Categorical Exemption.) (J&S Mingione, owners/filed: 11/05/09) **MA**
This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.
Recommendation: Approval, with conditions.

Adjournment

The next Zoning Administrator meeting will be held on February 3, 2010 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.ci.santa-cruz.ca.us. 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 dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.