

ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING
City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
November 17, 2010
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Linda Miranda, Recording Secretary

Other: Four members of the audience.

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:00 a.m. in the Council Chambers of City Hall. He welcomed members of the public to the meeting and read a list of the items to be heard at this morning's meeting, describing the procedures to be followed for the public hearing. He also informed those in attendance of their right to appeal any of the decisions of the Zoning Administrator, noting that appeals must be filed within ten calendar days of the meeting date. He noted all appeals must be filed in the Planning Department along with the appeal fee of \$500, unless the project is appealable to the California Coastal Commission.

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications—None

Announcements – No action shall be taken on these items.

Public Hearings—None

Old Business - None

New Business

1. **211 Roberts Street** **CP10-0083** **APN 005-301-48**
Administrative Use, Conditional Driveway and Design Permits to construct a two-story addition to a one-story, single-family dwelling in the RM zoning district. (Environmental Determination: Categorical Exemption) (Vollrath, Ursula U/W, owner/filed: 5/17/2010)MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use, Conditional Driveway and Design Permit, per the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Janet Dows
Ursula Vollrath
Robert Brunie

No one else wished to speak and the public hearing was closed.

Zoning Administrator Action Minutes of November 17, 2010, 10:00 a.m.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 211 Roberts St., subject to the findings and conditions contained in the staff report; with revised conditions #5, #6, and #8.

REVISED CONDITIONS #5, #6 and #8:

- 5.** The development of the site shall be in substantial accordance with the approved plans dated May 12, 2010 submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project. **Approval of the application allows the applicant the option of replacing the two fixed/casement windows on the second floor front elevation with two single or double hung windows.**
 - 6.** Final building plans shall include revisions to eliminate the curb cut on the north portion of the project frontage; **if required by Public Works.**
 - 8.** The hedge within the front yard setback shall be removed or trimmed and maintained at a height no greater than 42 inches above grade **within the clear vision area.**
- 2. 798 Highland Ave CP10-0149 APN 001-151-18**
Design Permit to add a first-floor addition and to add a second story on an existing single-level home, resulting in a dwelling that exceeds 3,000 sq. ft. in the R-1-5 zone district. The home will have 3,350 square feet. (Environmental Determination: Categorical Exemption) (Sweet, Melanie J. H/W et al, Jt Owner/Filed: 9/28/10) MA
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the large House Design Permit per the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Wayne Miller

No one wished to speak and the public hearing was closed.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 798 Highland Ave., subject to the findings and conditions contained in the staff report; with revised bulleted items, listed in condition #10.

REVISED BULLETED ITEMS LISTED IN CONDITION #10:

- 10.** Plans submitted for building permit approval shall show the following details and/or changes:

Zoning Administrator Action Minutes of November 17, 2010, 10:00 a.m.

- The ~~music room~~-**closet** shall be eliminated on the second floor;
- A third paved parking space shall be provided that meets the requirements of the zoning code at the rear of the property and accessed off the existing driveway. **This parking space may include a pervious surface such as pavers subject to approval of the Zoning Administrator;**
- The applicant shall install a new five-foot wide City standard sidewalk along Highland Avenue frontage **if required;**
- The applicant shall install new a ADA ramp at corner of Highland and Ross **if required;**
- The applicant shall install a four-foot wide landscape strip at the back of curb and a four-foot wide sidewalk along the Ross Street frontage; **if required;**

Adjournment—10:33 a. m.

The next Zoning Administrator meeting will be held on December 1, 2010 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR