

ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING
City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
December 1, 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

Old Business - None

New Business

1. **1101 Pacific Ave, Suite G CP10-0153 APN 005-141-20**
Administrative Use Permit for an indoor recreational use (bicycle fitness gym) to occupy an existing commercial space within a mixed-use building in the CBD zone district. (Environmental Determination: Categorical Exemption) (Canfield Laurel & Pacific Ltd, owner/filed: 10/12/2010) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the attached Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Robert A. Mylls

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 1101 Pacific Ave., Ste G, subject to the findings and conditions contained in the staff report.

2. **101 Hillcrest Terrace CP10-0143 APN 001-111-39**
Design Permit to demolish a 1,180 square foot portion, convert 386 square feet of living area to a garage, and construct a 130 square foot addition to an existing 4,330 square foot single-family dwelling with an 802 square foot garage on a standard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Holland, William B. Trustee, et al, owner/filed: 9/13/2010) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the attached Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Bob Freitas

SPEAKING FROM THE FLOOR WITH CONCERNS:

Lynne Wittenberg

James Feathers

Nina Miller

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at subject 101 Hillcrest Terrace, to the findings and conditions contained in the staff report; striking condition 13; with revised conditions 19 & 23.

STRIKE CONDITION 13; WITH REVISED CONDITIONS 19 & 23:

- ~~13. During all grading and subsurface excavations (including utility line trenching) an archaeologist and a Native American observer, authorized by the Planning Department, shall be present to collect and catalog any material uncovered. The cost for this service shall be paid by the applicant.~~
19. Handicap access **for the driveway approach** shall be provided in accordance with California Building Code.
23. **The Final building plans shall include a garage door design shall that features a horizontal window band, and a brick wainscot return of at least 1-1/2 feet on the east (side) elevation.**

Adjournment—10:19 a. m.

The next Zoning Administrator meeting will be held on Wednesday, December 15, 2010 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR