



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, August 17, 2011
City Council Chambers
809 Center Street

Call to Order by Zoning Administrator Alex Khoury

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

New Business

1. 139 Marine Parade CP11-0097 APN 010-241-29
Coastal Permit to construct a one-story addition to an existing single-family dwelling and a detached two-car garage on a standard lot in the R-1-5/CZ-O/SP-O zone district (Environmental Determination: Categorical Exemption) (Gaines Mary D Trustee, owner/filed: 7/11/2011) JL
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal Permit based on the Conditions of Approval listed in Exhibit "A".
2. 112 Jocelyn Court CP11-0063 APN 008-411-04
Design Permit to add a first floor to an existing single-family dwelling, resulting in a dwelling that exceeds 3,500 square feet in the R-1-7 zone district. The home will have 4,991 square feet. (Environmental Determination: Categorical Exemption) (Mainis Harriet G & George J Tr, owner/filed: 5/11/2011) MA
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the Conditions of Approval listed in Exhibit "A".
3. 228 Swanton Blvd. CP11-0077 APN 003-254-18
Design Permit to construct a new two-story, single-family dwelling on a vacant lot in the R-1-5 (Single-Family Residence) CZ-O (Coastal Zone Overlay) zone district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Colin & Eva Born, owner/filed: 6/15/2011) MA
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the Conditions of Approval listed in Exhibit "A".

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

4. 1219 Soquel Ave. CP11-0081 APN 011-261-10
Administrative Use Permit for the establishment of a tire installation and repair use in an existing building in the CC zone district. (Environmental Determination: Categorical Exemption) (1219 Soquel Avenue Associates, owner/filed: 6/20/2011) DL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the Conditions of Approval listed in Exhibit "A".

5. 1001 River Street CP11-0090 APN 008-021-36
Major Modification to application No. 04-161 to add three additional antennae within an existing telecommunication facility in the IG zone district. (Environmental Determination: Categorical Exemption) (PSAF Development Partners LP, owner/filed: 6/27/2011) MF
RECOMMENDATION: Removed from agenda; approved administratively.

Adjournment

The next Zoning Administrator meeting will be held on September 7, 2011 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.cityofsantacruz.com. 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.
