

## OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

December 7, 2011  
10:00 A.M. SESSION

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

Audience: Approx. 30

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. 202 Alta Vista Dr. CP11-0098 APN 002-182-18**  
Design Permit to construct a first- and second-story addition on an existing single-family dwelling which will exceed 3,000 square feet in the R-1-5 (Single-Family Residence) zone district (Environmental Determination: Categorical Exemption) (Vedder, Arthur K. & Louise A. H/W, owner/filed: 7/11/2011) MA  
**Recommendation: That the Zoning Administrator acknowledge the environmental review and approve the Design Permit, subject to the findings and conditions.**

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The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Art Vedder  
Louise Vedder  
James Lloyd

SPEAKING FROM THE FLOOR WITH CONCERNS:

Greg Solow  
David Brick  
Bernadette Zavala  
Ted Zavala

CORRESPONDENCE RECEIVED IN SUPPORT:

8 neighbors in support, petition submitted, 11/16/11  
David Brick, Zoning Administrator acknowledged receipt of photos and letter, 11/3/11

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 202 Alta Vista Dr., subject to the findings and conditions contained in the staff report; with revised condition 2, and revised finding 6 of the agenda report.

**REVISED CONDITION 2:**

2. All plans for future construction which are not covered by this review shall be submitted to the City Planning and Community Development Department for review and approval. This approval applies to the plan submitted on July 11, 20011 Prepared by James Lloyd and date stamped as such. **Any changes to the roofline will be processed as a Modification Permit by the Zoning Administrator at a public hearing.**

**REVISED CONDITION 6 of the REPORT FINDINGS:**

**Design Permit, Section 24.08.430**

6. **The site plan shall be situated and designed to protect views along the ocean and of scenic coastal areas. Where appropriate and feasible, the site plan shall restore and enhance visual quality of visually degraded areas.**

The home is not located along the ocean; therefore this finding is not applicable. By increasing the height of this building by seven feet, it is apparent that a few neighbors will have their ocean views impacted, some quite severely. The General Plan was adopted in 1992 and has sections relating to scenic views. The views referred to in the

Design Permit findings are specific to the General Plan and are noted on the map page CD-3 of the General Plan. There are 19 protected views on this map, and the views are unambiguously noted with an icon which denotes the direction of the protected view. The General Plan does not list a protected view in the subject neighborhood of Alta Vista Drive. Many of the homes on this street have built tall second stories which have had the effect of impacting previous ocean views.

**The site is located on a 'ridge skyline' shown on Map CD-3. The Zoning Administrator finds that the scale of the proposed addition is appropriate to the site in that it will be of a similar height to other structures or the ridgeline, and much lower than the trees that are on the subject parcel when viewed from the public streets below.**

2. 100 Pioneer St., Suites A & D CP11-0143 APN 001-041-17  
Administrative Use Permit for a 700 square foot retail show room, up to 10,000 square feet of manufacturing space, and outdoor sales/display up to four times per year for an existing electronic motorcycle research and development facility in the IG zone district. (Environmental Determination: Categorical Exemption) (Ow Family 100 Pioneer LLC, owner/filed: 10/3/2011) JL  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, subject to the findings and conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Jay Friedland

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 100 Pioneer St., Suites A & D subject to the findings and conditions contained in the staff report.

3. 854 Gharkey Street CP11-0138 APN 004-461-26  
Design Permit to construct a new two-story dwelling on a vacant and substandard lot in the R-1-5 (Single-Family Residence District) CZ-O (Coastal Zone Overlay) Zone district. (Environmental Determination: Categorical Exemption) (Paul A. Dent III, owner/filed: 9/21/2011) MA  
Recommendation: That the Zoning Administrator acknowledge the environmental review and approve the Design Permit subject to the findings and conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Augie Dent

SPEAKING FROM THE FLOOR WITH CONCERNS:

Jane Walton

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 854 Gharkey St., subject to the findings and conditions contained in the staff report; with added condition 20.

**ADDED CONDITION 20:**

20. **Prior to issuance of a building permit, the applicant shall record a land use agreement confirming that the structure is a 'three bedroom' single-family residence.**

4.      858 Gharkey Street                      CP11-0139                      APN 004-461-25  
Design Permit and Heritage Tree Removal Permit to construct a new two-story dwelling on a vacant and substandard lot in the R-1-5 (Single-Family Residence District) CZ-O ( Zone Overlay) Zone district. (Environmental Determination: Categorical Exemption) (Paul A. Dent III, owner/filed: 9/21/2011)                      MA  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design permit and Heritage Tree Removal Permit, subject to the findings and conditions.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator acknowledged the environmental determination and approved the project at 858 Gharkey St., subject to the findings and conditions contained in the staff report; with added condition 22.

**ADDED CONDITION 22:**

22. **Prior to issuance of a building permit, the applicant shall record a land use agreement confirming that the structure is a 'three bedroom' single-family residence.**

5.      415 Seabright Avenue                      CP11-0163                      APN 010-233-16  
Administrative Use Permit to allow a low risk alcohol use, the sale of beer and wine in an existing restaurant (Clubhouse Kitchen), located in the CN/CZ

(Neighborhood Commercial/Coastal Zone) zone district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Amber M. Hogge, owner/filed: 11/8/11) DL  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, subject to the findings and conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Amber Hogge  
Jamaka Johnson  
Amanda Pacheco

SPEAKING FROM THE FLOOR WITH CONCERNS:

John McEnergy

CORRESPONDENCE RECEIVED WITH CONCERNS:

Nancy Wolf  
Alfio V. Crema,  
RM Starkey  
Jane Mio

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 415 Seabright Ave., subject to the findings and conditions contained in the staff report; with revised condition 22; and added condition 24.

**REVISED CONDITION 22:**

22. The Zoning Administrator shall conduct a six-month and one-year administrative review at a publicly noticed hearing of the alcohol use to assure that all conditions are being met and to assure that there are no nuisance impacts from the alcohol use. The Zoning Administrator may consider changes to the floor plan at either of these two reviews with a recommendation from the Police Department

ADDED CONDITION 24:

24. Prior to Planning Department sign off of the Alcoholic Beverage Control Zoning Affidavit and/or any service of alcohol, the applicant shall remove the bar that was recently installed and not shown on the floor plan.

**Adjournment—11:54 a.m.**

The next Zoning Administrator meeting will be held on January 18, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR