

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

April 18, 2012
10:00 A.M. SESSION

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

Audience: 11

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

The Zoning Administrator informed the public, that item #2—2656 Mission St., was to be continued to the Zoning Administrator hearing of May 2, 2012, per the applicant's request. There will be no formal public notice for this item.

Old Business

Continued from the Zoning Administrator meeting of March 7, 2012

- 1. 928 West Cliff Drive CP11-0178 APN 004-202-26**
Coastal and Design Permits for remodel/addition to an existing two-story, single-family residence and Accessory Dwelling Unit on a substandard lot in the R-1-

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5/CZO/SPO zone district. (Environmental Determination: Categorical Exemption)
(Cunningham, William S. & Robin W., owner/filed: 12/14/2011) DL
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 and Design Permit based upon the Conditions of Approval.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Ron Powers
Charlene Attack
Bill Cunningham

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 928 West Cliff Dr., subject to the findings and conditions contained in the staff report; with revised conditions 2; 5 and 6, and deleted bulleted item 2 of condition 3.

REVISED CONDITION 2:

2. This permit approves plans prepared by James Lloyd Design with modifications required by conditions of this permit. Further, as per the applicant's testimony at the April 18th Zoning Administrator hearing, the proposed deck off of the front of the accessory dwelling unit has been eliminated. 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.

DELETED BULLETED ITEM 2 OF CONDITION 3:

3. The project shall include the following elements:
 - New windows in new roof dormers on the front of the house shall include multiple panes to be compatible with other multi-pane Craftsman style windows on the house.
 - ~~The new deck on the Accessory Dwelling Unit shall be reduced in depth to three feet so that it does not appear top heavy and out of scale.~~

REVISED CONDITIONS 5 and 6:

5. All decking materials shall be removed from the roof at the top of the house. The roof hatch access door shall also be eliminated and may be replaced with a fixed, non-operable skylight. Prior to issuance of a building permit, a land use agreement shall be recorded to document that the roof will not be modified for use as a roof deck unless future City regulations allow such use and all necessary zoning and building permits are obtained for such use.
6. The rearmost structure shall be modified as necessary so that its size and any overhangs meet zoning and building codes, and so that the interior loft meets the zoning requirement that its size is not greater than one-third of the floor below. This structure shall not be used for habitable purposes (living, sleeping, eating and/or food preparation) in order to meet zoning and building code regulations. Prior to issuance of a building permit, a land use agreement shall be recorded to document that this structure shall not be used for habitable purposes and shall not be modified to include any plumbing, heating or cooking facilities and that it shall not be used as a separate living unit.

Continued from the Zoning Administrator's meeting of March 21, 2012

2. 2656 Mission St. CP11-0148 APN 002-542-01
Administrative Use Permit to allow off-site parking for various vehicles in an Industrial (IG Per2) zoning district. (Environmental Determination: Categorical Exemption)
(Locatelli, Sal J., owner/filed: 10/5/2011) MA
Recommendation: That the Zoning Administrator continue the item to the Zoning Administrator Meeting of May 2, 2012.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the next regularly scheduled Zoning Administrator hearing of May 2, 2012. This item will not be re-noticed or re-advertised.

New Business

3. 302 Pacific Ave. CP12-0027 APN 007-151-01
Administrative Use Permit to establish a Segway rental touring business in the R-T(C)/CZ-O/FP-O/CON zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Griffin Robert G & Michelle L, owner/filed: 2/22/2012) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based upon the Conditions of Approval.

Cancelled, Lack of Business
The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Mr. Robert G. Griffin
Chappell McPherson
Steven Steinberg

SPEAKING FROM THE FLOOR WITH CONCERNS:

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 302 Pacific Ave., subject to the findings and conditions contained in the staff report; with revised condition 16.

REVISED CONDITION 16:

16. **An administrative** review of this permit shall be conducted by Planning and Police Department staff in six months and one year to ensure conformity with conditions of approval.

Adjournment—10:35

The next Zoning Administrator meeting will be held on May 2, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR