

SPEAKING FROM THE FLOOR:

David Curry

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 518 Meder St., subject to the findings and conditions contained in the staff report; with condition 4 deleted; revised condition 8; added new condition 8.

DELETED CONDITION 4; REVISED CONDITION 8; ADDED NEW CONDITION 8:

- ~~4. The applicant shall dedicate to the City of Santa Cruz, that portion of the subject property which is necessary for street widening or other purposes, as determined by the Department of Public Works.~~
8. All street improvements, as required by **The applicant shall comply with all requirements** of the Public Works Department (i.e., curbs, gutters, sidewalks, paving, etc.), shall be completed prior to the issuance of further permits.
8. **That each parcel shall have one single family dwelling unit and all other buildings on each parcel will be remodeled to non-habitable accessory buildings in a manner subject to the approval of the Zoning Administrator.**

2. 300 Refugio Road CP12-0102 APN 002-531-03
Conditional Fence and Coastal Permits to allow a five-foot-tall fence within the front yard setback of a lot in the RS-2A/CZ-O zone district. (Environmental Determination: Categorical Exemption) (Quillin, Patty M/W SS, owner/filed: 6/26/2012) MF
This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Conditional Fence and Coastal Permits based on the findings and Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Michael Houts

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 300 Refugio Rd., subject to the findings and conditions contained in the staff report.

3. 407 Cedar Street CP12-0065 APN 005-147-04
Use determination to establish a residential use in a single-story building which previously was developed with offices on a property located in the CC zone district. (Environmental Determination: Categorical Exemption) (Neklason, Christopher C., Trustee, owner/ filed: 4/26/2012) NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Use Determination based on the findings and Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Margaret Dolgenos

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 407 Cedar St., subject to the findings and conditions contained in the staff report; with revised condition 10.

REVISED CONDITION 10:

10. A building permit **shall be acquired**, if required, ~~and plans must be in compliance with current codes adopted by the City of Santa Cruz (2010 California Building Standards Codes and Title 18 of the Santa Cruz Municipal Code).~~ **for any** kitchen shall be **remodeling or other work in the structure**, ~~to meet minimum clearances required by Code.~~

4. 219 Harrison Avenue CP12-0072 APN 009-254-03
Residential Demolition Permit and Design Permit to demolish an existing dwelling and construct a 3,598 square foot, two-story dwelling with attached garage on a property approved with an Accessory Dwelling Unit in the R-1-5 zone district. (Environmental Determination: Categorical Exemption). (Putney, Jenny E. & Jeffrey E. W/H, owner/ filed: 5/9/2012) NC
Recommendation: That the Zoning Administrator acknowledge the Residential Demolition Permit and Design Permit based on the findings and Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Jeff Putney

Ernst Von Ibsch

CORRESPONDENCE RECEIVED IN OPPOSITION:

Virginia Mosney

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 219 Harrison Ave., subject to the findings and conditions contained in the staff report.

Adjournment—10:19

The next Zoning Administrator meeting will be held on Wednesday, September 5, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ALEX KHOURY, ZONING ADMINISTRATOR