

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

10:00 A.M. SESSION
November 7, 2012

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

Audience: 13

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 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. 209 Quarry Ln. | CP12-0158 | APN 001-191-32 |
| Design Permit to construct a 60 square foot addition to an existing 3,400 square foot dwelling in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Chandler, Paul E. H/W JT, owner/filed: 9/19/2012) JL | | |
| Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit, subject to conditions listed in Exhibit "A". | | |

<p>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.</p>

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Hugh Zike

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 209 Quarry Lane, subject to the findings and conditions contained in the staff report.

2. 129 Los Altos Ct. CP12-0141 APN 002-174-11
Design and Slope Modification Permits for an addition to an existing single-family dwelling located on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (George & Mary Carvalho, owner/filed: 8/16/2012) NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design and Slope Modification Permits, subject to conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

George Carvalho

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 129 Los Altos Ct., subject to the findings and conditions contained in the staff report.

3. 119 Monterey St. CP12-0151 APN 004-284-14
Demolition Authorization and Design Permits to demolish an existing residence and construct a two-story residence on a substandard lot in the R-1-5/CZ-O zone district (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion) (Sterrett, Robert G. & Lea C. Trust, owner/filed: 8/29/2012) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization and Design Permits, subject to conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Rick Calmes

SPEAKING FROM THE FLOOR WITH CONCERNS:

Susan Coffman

CORRESPONDENCE RECEIVED WITH CONCERNS:

Robert Coffman

No one else wished to speak and the public hearing was closed. The Zoning Administrator noted that he received confirmation from Public Works Department staff that the condition requiring payment of a traffic impact fee can be eliminated since the proposed residence is replacing an existing residence and there will be no increase in traffic.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 119 Monterey St., subject to the findings and conditions contained in the staff report; with revised condition 7 and deleted condition 21.

REVISED CONDITION 7 & DELETED CONDITION 21:

7. Final colors shall be submitted to the Zoning Administrator for review and approval ~~with the building permit plans.~~ **prior to final inspection of the building permit.**
21. ~~A Traffic Impact Fee will be assessed by the Public Works Department and shall be paid prior to issuance of the building permit.~~

4. **303 Cypress Ave. CP12-0140 APN 010-232-07**
Boundary Adjustment and Variance to modify the lot lines of two substandard lots; Design Permit to construct two-story house on a substandard lot in the R-1-5/CZ zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Andreassen, Janice U/W JT, et al, owner/filed: 8/14/2012) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Boundary Adjustment, Design Permit and Variance, subject to conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

William Thurlow

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 303 Cypress Ave., subject to the findings and conditions contained in the staff report; with revised conditions 17 and 22.

REVISED CONDITIONS 17 & 22:

17. Building permit plans shall include the installation of a 16 foot minimum width Type 'C' driveway approach per City standard detail, **if required by the Public Works Department.**
22. The landscape plan shall include at least one 24-inch box Marina Madrone street tree **or other appropriate species** to be planted in an appropriate location as determined by the City Urban Forester.

Adjournment—10:23 A.M.

The next Zoning Administrator meeting will be held on November 21, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR