

# ACTION MINUTES OF THE ZONING ADMINISTRATOR

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

January 16, 2013  
10:00 A.M. SESSSION

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

Other: 5

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 a.m. in the Council Chambers. He welcomed the public to the meeting and read the items to be heard at this morning's meetings, 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 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**

**This item was continued from the Zoning Administrator meeting of November 21, 2012 and December 19, 2012.**

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 Planning Department at 420-5110 at least five days in advance so that we can arrange for such special assistance, or email [Cityplan@cityofsantacruz.com](mailto:Cityplan@cityofsantacruz.com).  
The Cal-Relay system number: 1-800-735-2922.

1. 2906 Mission St. CP12-0150 APN 002-691-04  
Administrative Use Permit to allow offsite parking for various vehicles in an IG Per 2 zoning district per section 24.10.1610 of the Zoning Ordinance. (Environmental Determination: Categorical Exemption) (University Business Park LLC, owner/filed: 8/27/2012) MA  
**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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Jon Lee

No one wished to speak and the public hearing was closed.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item per the applicant's request to the Zoning Administrator hearing of February 6, 2013. This item will not be re-noticed or re-advertised.

**This item was continued from the Zoning Administrator meeting of December 5, 2012**

2. 604 Lighthouse Ave.; 135, 134, 123, 116, 119, 130 Gharkey;  
240 West Cliff Dr. CP12-0160  
Coastal Permit to extend the Lighthouse Avenue Residential Permit Parking Zone to Gharkey Street from Lighthouse Avenue to West Cliff Drive. (Environmental Determination: Categorical Exemption) (City of Santa Cruz], owner/filed: 9/24/2012)MF  
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 DENY the Coastal Permit based on the findings listed in the staff report.

The Zoning Administrator summarized the report.

The public hearing was opened.

No one wished to speak and the public hearing was closed.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator DENIED the item based on the findings listed in the staff report.

## New Business

3. 605 Beach Street CP12-0121 APN 007-262-09  
Design, Coastal, and Administrative Use Permits to construct a two-story office building with professional offices associated with a visitor-serving use on the ground floor on a vacant lot located in the CB/CZ-O/SP-O/FP-O zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, owner/filed: 7/23/2012)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 Design, Coastal and Administrative Use Permit, based on the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

### SPEAKING FROM THE FLOOR:

Peter Bagnall

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 605 Beach St., subject to the findings and conditions contained in the staff report; with revised conditions 12; 13; 19; 28 (bulleted items: 1; 3 and 4), and revised Agenda Report Finding No. 3.

### REVISED CONDITIONS 12; 13; 19 & 28:

12. Adequate provisions shall be made to supply water to the proposed ~~house~~ **office building**. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit. The applicant shall be subject to the fees and requirements as described in the "New Water Service Information Form" dated July 30, 2012.
13. Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code prior to issuance of the building permit. **Irrigation may include the Seaside Company's practice of collecting condensation from their air condition units and using it for landscaping, subject to the approval of the Water Department.**

19. All utilities and transformer boxes **(unless waived by PG&E)** shall be placed underground.
28. Prior to issuance of a building permit, the applicant shall incorporate the following modifications into the building and site plans, subject to review and approval by the Zoning Administrator:
  - Provide accent trim along the roof parapet, a ~~belly band~~, and decorative inset tile work along the east elevation.
  - Provide windows into the storage room on the west side of the building.
  - Lower the height of the header of the recessed inset on the ground floor on the west elevation stair tower ~~to 10 feet~~.
  - Provide exterior grids, ~~or~~ true divided lites **or interior sculpted grids at least 1-1/8<sup>th</sup> inches in width**, on all windows with a divided-lite appearance.

REVISED AGENDA REPORT FINDING 3:

3. **That such use or structure will not constitute a nuisance or be detrimental to the public welfare of the community.**

The proposed two-story building is surrounded by commercial buildings to the north, east, and west and by the Boardwalk amusement park to the south across Beach Street. The building will provide offices for the employees of the Santa Cruz Seaside Company and will operate during typical business hours. The first floor of the building will house the human resources/employment, purchasing, and wardrobe department offices. The second floor will contain training, locker, conference, storage, equipment, and break rooms, as well as several executive and administrative offices. The proposed office building is surrounded by commercial businesses and visitor-serving uses and will not create any nuisance characteristics related to noise, odor, smoke, dust, vibration, wastes, fumes, glare, hazardous materials, traffic, or parking. The proposed office building requires 46 off-street parking spaces, which will be provided at the main Boardwalk parking lot on Beach Street on the adjacent block west of the project site, **though the Zoning Administrator acknowledges that the approximately 5,500 square foot building that was demolished on the site contained a restaurant that carried a parking requirement of 46 spaces which is the same parking requirement as the proposed office building; therefore parking demand does not change.**

4. **912 Western Drive CP12-0175 APN 002-042-04**  
Design Permit to construct a new home with a detached garage and detached Accessory Dwelling Unit resulting in a total of 4,879 square feet in an R-1-10 zone district. (Environmental Review: Categorical Exemption) (Wilder LLC, owner/filed: 10/22/2012)MF  
**RECOMMENDATION: That the Zoning Administrator continue this item to the Zoning Administrator meeting of February 6, 2013.**

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED this item to the next regularly scheduled Zoning Administrator hearing of February 6, 2013. This item will not be re-noticed or re-advertised.

5. 128 Seton Way CP12-0172 APN 002-151-65  
Design Permit for a new house on a flag lot located in the R-1-5 zone district.  
(Environmental Determination: Categorical Exemption) (Schneeberger, Claire E.,  
Trustee, owner/filed: 10/16/2012)  
**RECOMMENDATION: That the Zoning Administrator continue this item to the Zoning  
Administrator meeting of February 6, 2013.**

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator **CONTINUED** this item to the  
the next regularly scheduled Zoning Administrator hearing of February 6, 2013. This item  
will not be re-noticed or re-advertised.

### **Adjournment—10:35 a.m.**

The next Zoning Administrator meeting will be held on Wednesday, February 6, 2013 at  
10:00 a.m. in the City Council Chambers.

**APPROVED:**

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**ERIC MARLATT, ZONING ADMINISTRATOR**