

ZONING ADMINISTRATOR

Regular Meeting 10:00 a.m., Wednesday, February 6, 2013 City Council Chambers 809 Center Street

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

<u>Old Business</u> - Continued from the Zoning Administrator Meeting of January 16, 2013

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:

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit and Conditional Fence Permit based upon the Conditions of Approval listed in Exhibit "A".

- 2. 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)

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based upon the Conditions of Approval listed in Exhibit "A".

3. 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 acknowledge the environmental determination and approve the Design Permit based upon the Conditions of Approval listed in Exhibit "A."

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.

Conditions of Approval listed in Exhibit "A".

New Business

- 4. 415 Seabright Ave. CP11-0163 APN 010-233-16
 Twelve-month review of a condition of approval for an Administrative Use Permit for beer & wine in restaurant in the CN zone district. (Environmental Determination: Categorical Exemption) (De Palma, Carole A. Trust e al, owner/filed: 11/8/2011) DL Recommendation: That the Zoning Administrator acknowledge the 12-month review of the permit.
- 5. 314 Oregon Street CP12-0200 APN 004-271-07 Residential Demolition Authorization Permit to demolish an existing house and Design Permit to replace it with a new two-story house on a substandard lot in the R-1-5/CZ-O zoning district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Long, Barry & Karen, owners/filed: 12/3/2012) JL Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization Permit and Design Permits based upon the Conditions of Approval listed in Exhibit "A".
- Design Permit and Coastal Permit to construct a new three-bedroom house on a substandard lot in the R-1-5 zoning district and Variance to reduce the required 20-foot rear yard to 15 feet. (Environmental Determination: Categorical Exemption) (Fusari, Gary L. & Jill L. Trustees, owner/filed: 9/13/2012)

 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 Permit and Variance, based on the

Adjournment

The next Zoning Administrator meeting will be held on February 20, 2013 at 10:00 a.m. in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Zoning Administrator less than 72 hours before this meeting is available for inspection at the City Planning Department, 809 Center Street, Room 107 or on the City's website www.cityofsantacruz.com. These writings will also be available for review at the Zoning Administrator meeting in the public review binder at the rear of the Council Chambers.

Appeals must be received by the Planning Department within ten (10) calendar days following the date of the action from which such appeal is being taken. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.