



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, April 17, 2013
City Council Chambers
809 Center Street

Call to Order by Zoning Administrator Eric Marlatt

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - Continued from the Zoning Administrator Meeting of April 3, 2013

1. 845 Almar Avenue CP12-0205 APN 003-051-35
Administrative Use Permit to allow for sale of alcoholic beverages in an existing restaurant (Wingstop) located in a multi-tenant shopping center in the CC zone district. (Environmental Review: Categorical Exemption). (Almar Center Inc., owner/filed: 12/12/2012) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

New Business

2. 203 Harrison Avenue CP13-0020 APN 009-254-07
Administrative Use Permit to construct a detached ADU (accessory dwelling unit) over a garage 10 feet from the rear property line. (Environmental Determination: Categorical Exemption) (Meyers, John Michael & Cory Mic, owners/filed: 2/27/2013) MA
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "B".
3. 124 Manor Avenue CP12-0194 APN 004-284-08
Design Permit for a two-story house on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Adragna, Joseph V. & Marie S. Trustee, owner/filed: 11/21/2012) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit, based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit :B:.

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.

Adjournment

The next Zoning Administrator meeting will be held on May 1, 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.