

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

July 3, 2013
10:00 A.M. SESSION

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

Audience: Approximately 5 members of the public

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— Margaret Gorum asked the Zoning Administrator, whether or not the General Plan changes, addressed single-family residences. He said there were no proposed changes.

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. 233 Monterey Street CP13-0062 APN 004-272-01
Design and Coastal permits for a two-story 1,279 addition to a one-story 2,430 square foot single-family residence resulting in a 3,709 square foot dwelling in the R-1-5 zoning district. (Environmental Determination: Categorical Exemption) (Bava, Vernon A. & Joanne Marie C., owner/ filed: 5/8/2013) RB
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 Design and Coastal permits, with the findings noted in the staff report and the conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

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SPEAKING FROM THE FLOOR:

Bill Johnston, architect

SPEAKING FROM THE FLOOR WITH CONCERNS:

Ralph Myberg

Margaret Gorum supports Mr. Myberg's comments.

EMAILS RECEIVED WITH CONCERNS:

Margaret Gorum

Jacob Myberg

Russell Weisz

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, 233 Monterey St., subject to the findings and conditions contained in the staff report; with revised conditions, 7; 8;10 and 14 (second bullet item), and revised Agenda Report finding 27.

REVISED CONDITIONS 7; 8; 10 and 14 (second bullet item):

7. Any landscaping disrupted during construction shall be replaced prior to final inspection of the building permit. **A landscape plan addressing the area where the existing driveway will be removed shall be included with the final building plans. The landscape plan shall be consistent with the Water Efficient Landscape ordinance.**
8. The tree proposed for removal on the site plan, located in the southwest corner of the parcel shall be retained and protected from construction in a manner subject to review and approvals of the Zoning Administrator **and City Arborist. This may involve the retention of a private arborist by the applicant to identify appropriate tree preservation measures if required by the City Arborist.**
10. The development of the site shall be in substantial accordance with the approved plans prepared by San Joaquin Design Group (dated May 2, 2013), **and the design changes submitted by the applicant at the July 3, 2013 Zoning Administrator hearing,** on file in the Department of Planning and Community Development of the City of Santa Cruz except as modified herein. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.
14. Plans submitted for building permits shall demonstrate compliance with the following requirements of the Fire Department:
 - Addressing - Provide addressing numerals to identify the residence with a minimum four-inch size in a contrasting color that are clearly visible from the street.
 - Fire Sprinklers - Provide fire sprinklers per California Fire Code and obtain a separate permit from the Fire Department, **if required.**
 - Roofing - Provide Class B or better roofing.

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- Smoke Alarms - Carbon Monoxide Detectors - Provide smoke alarms and carbon monoxide detectors per the California Building, Residential, and Fire Codes.

REVISED AGENDA REPORT FINDING 27:

- 27. Form and scale should relate to the use of the structure as a single-family residence. Also, the scale of structures shall be at a human scale so as not to overwhelm or dominate their surroundings. New structures shall be consistent with the scale of structures on adjacent lots and generally be compatible with existing surrounding structures.**

The form and scale of the proposed home is compatible with the form and scale of the existing neighborhood. The existing lot coverage is 33 percent and the proposed lot coverage will be 39 percent. The project is consistent with the applicable regulations of the R-1-5 zone district, and the proposed addition will not overwhelm or dominate its surroundings and will have a compatible scale with the existing residence. **There are other two story residences in the neighborhood that are taller than this residence. Further, the hipped roof design together with an overall height that is approximately eight feet less than the height allowed in the zoning district ensures neighborhood compatibility. Further, the length of the second floor, when viewed from Laguna Street, represents only 44-percent of the first floor. Lastly, the non-heritage tree to be retained in the southwest corner of the site together with the street trees to be planted will soften the appearance of the second floor addition when viewed from Laguna Street.**

Adjournment—10:29am

The next Zoning Administrator meeting will be held on July 17, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR