

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

September 18, 2013
10:00 A.M. SESSION

Staff Present: Alex Khoury, Zoning Administrator
 Linda Miranda, Recording-Secretary

Audience: 9 members of the audience.

Alex Khoury, Zoning Administrator, called the meeting to order at 10:00 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 Alex Khoury

Oral Communications—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

- 1. 1212 Laurent Street CP13-0089 APN 006-271-10**
Design Permit for a 500 square foot addition to a 3,853 square foot house in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Tosta, Timothy A., owner/ filed: 6/18/2013) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the Findings noted in the staff report and 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.

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The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Dennis Grady, Designer

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, 1212 Laurent St., subject to the findings and conditions contained in the staff report; with condition No. 22 deleted, and requested that the Agenda Report Findings be revised to reflect the new owners.

~~22. Install a Type "C" driveway approach with a minimum width of 16 feet, a maximum slope of 12 percent, and a four foot ADA access way around the back of the approach per City standard detail. The new approach shall be within the confines of the property line projections and may not encroach into the adjacent property frontage. Include notes and City Standard Detail 9 of 23 on the plans.~~

2. 107 Manor Place CP13-0098 APN 004-283-04
Residential Demolition Permit to demolish an existing dwelling, Conditional Driveway Permit to maintain an existing driveway and a Design Permit to construct a 4,084 square foot, two-story dwelling in an R-1-5 zone district. (Coastal Permit Exclusion) (Environmental Review: Categorical Exemption) (Behrendt, Severina Trustee, et al, owner/ filed: 7/1/2013) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Residential Demolition Permit, Conditional Driveway Permit and Design Permit, based on the Findings noted in the staff report and Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Stephanie Barnes Castro, architect

Rebecca Nolan

Christopher Cole

Ralph Meyberg

CORRESPONDENCE RECEIVED IN SUPPORT:

Garen Becker

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, 107 Manor Place, subject to the findings and conditions contained in the staff report; denied the Conditional fence permit; revised Agenda Report Findings: 7, 22 & 23, and revised condition 9.

REVISED AGENDA REPORT FINDINGS 7; 22 & 23:

7. **Design of the site plan shall respect design principles in terms of maintaining a balance of scale, form and proportion, using design components, which are harmonious, materials and colors that blend with elements of the site plan and surrounding areas. Location of structures should take into account maintenance of view; rooftop mechanical equipment shall be incorporated into roof design or screened from adjacent properties. Utility installations such as trash enclosures, storage units, traffic-control devices, transformer vaults and electrical meters shall be accessible and screened.**

The design of the site plan includes architectural design and materials that are easily identified in the surrounding area. The design of the home incorporates one and two story elements, articulated roof design and architectural details described in Finding No. six above.

The proposed six foot tall stucco wall located 20 feet back from the front property line does not maintain a balance of scale, form and proportion and is not harmonious with other homes in the surrounding area. Staff recommends the wall be lowered to **4.5 feet in height with a 6-foot high entry feature around the gate.**

22. **Existing neighborhood character and identity shall be protected by identifying development guidelines that promote a variable streetscape by requiring a variety of building massing and placements, and also by maintaining existing neighborhood patterns to limit obtrusive visual impacts on nearby properties. The focus on residential architectural styles should be on the development of a high quality residential environment. In general, the architecture should consider compatibility with surrounding character, including harmonious building style, form, size, color, material, and roofline. Individual dwelling units should be distinguishable from one another.**

The neighborhood has a variety of building styles and is a mix of both one and two story homes. The proposed house reflects many of the other homes in the neighborhood with an

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established architectural character worthy of preservation buy the use of stucco for the exterior walls with clad windows and doors, wood railing and shutters, exposed rafter tails and standing seam metal roofing. The proposed home includes second floor balconies overlooking the interior courtyard and a second balcony facing Manor Way and the roof design includes different elevations to create an articulated design.

The proposed six foot tall stucco wall will be approximately 48 feet in width. Although the applicant has proposed landscape for the wall it remains a 48 foot wide, six foot tall stucco wall located 20 feet from a public sidewalk. The design of the wall does not maintain the existing neighborhood pattern to limit obtrusive visual impacts on nearby properties. The wall would not be compatible with the surrounding neighborhood character nor would it maintain a balance of scale, form and proportion with other homes in the area. It is recommended that the wall be lowered to **4.5 feet in height with a 6-foot high entry feature around the gate.**

Long uninterrupted exterior walls shall be avoided on all structures. For sloped roofs, both vertical and horizontal articulation is encouraged.

The design of the home includes an articulated roof design, wall planes that step back from the property line where the second story element is proposed and various door and window designs.

The proposed six foot tall stucco wall will be approximately 48 feet in width running from the east property line to the west property line broken by one six foot wide gate. Although the applicant has proposed landscape for the wall it remains a 48 foot wide, six foot tall stucco wall located 20 feet back from a public sidewalk. It is recommended that the wall be lowered to **4.5 feet in height with a 6-foot high entry feature around the gate.**

REVISED CONDITION 9:

9. The six foot tall wall on the north elevation facing Manor Place shall be reduced to ~~3.5~~ **4.5 feet in height with a 6-foot high entry feature around the gate subject to review and approval of the Zoning Administrator.** ~~and if desired by the applicant, moved up to the front property line.~~

3. Neary Lagoon Storm Drain CP13-0106

**APNs 004-071-06;
004-081-17; 004-311-24.**

Coastal Permit to allow Neary Lagoon storm drain improvements in the PK/PF/CZ/SPO zone district. (Environmental Determination: Mitigated Negative Declaration) (Santa Cruz County Regional Transportation Commission, owner/filed: 7/29/2013) 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 acknowledge the environmental determination and adopt the Mitigated Negative Declaration (Exhibit "B") and approve the Coastal Permit, based on the Findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

SPEAKING FROM THE FLOOR WITH CONCERNS:

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator adopted the Mitigated Negative Declaration and approved the project for the Neary Lagoon storm drain improvements, subject to the findings and conditions contained in the staff report.

Adjournment—10:32am

The next Zoning Administrator meeting will be held on Wednesday, October 2, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:

Alex Khoury, ZONING ADMINISTRATOR