



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, January 15, 2014
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

Old Business - None

New Business

- 1. 216 Jessie Street CP13-0144 APN 010-161-01**
Coastal Permit for fencing and path improvements in the Jessie Street Marsh area in the RL zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 9/27/2013) 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 approve the Coastal Permit based on the findings listed in the staff report and the conditions of approval listed in Exhibit "A".
- 2. 112 Oxford Way CP13-0166 APN 004-191-18**
Design Permit for a one-story addition to a single-family residence on a standard lot with a detached Accessory Dwelling Unit and a detached workshop/office/garage building resulting in total development square footage exceeding 3,000 square feet in the R-1-5/CZO zone district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Sorauf, Chris Trustees et al, owner/filed: 10/23/2013) JL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design permit and approve the Design Permit based on the Findings listed in the staff report and the Conditions of Approval attached 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.

- 3. 917 Pelton Avenue CP13-0135 APN 004-202-06**
Residential Demolition Authorization Permit to demolish an existing single-family dwelling and a Coastal Permit to construct a new, single-family dwelling in the R-1-5/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (Seiler, Glenn Edward, Trustee et al, owner/ filed: 9/18/2013) 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 approve the Demolition Authorization and Coastal Permit based on the findings in the staff report and the conditions of approval listed in Exhibit "A".
- 4. 117 Limestone Lane CP13-0111 APN 001-191-13**
Administrative Use Permit and Minor Modification to Project No. 79-127 to construct a one-story addition to a two-story townhouse within the Springtree Planned Development located on a known archeological site in the R-1-5 zone district. (Environmental Review: Categorical Exemption (Palter, William L., U/M, owner/ filed: 8/20/2013) JL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use and Minor Modification Permits based on the Findings listed in the staff report and the attached Conditions of Approval in Exhibit "A".
- 5. 170 Belvedere Terrace CP13-0075 APN 009-212-29**
Administrative Use Permit for use determination, Slope Modification to construct within 10 feet of the 30 percent slope, Design Permit to construct a 2,675 square foot house in the CC zone district. (Environmental Determination: Mitigated Negative Declaration) (Bosso, James J. & Jeriann H/W, CP, owners/ filed: 5/23/2013) MF
RECOMMENDATION: That the Zoning Administrator adopt the Mitigated Negative Declaration and approve the Administrative Use Permit for a Use Determination, Slope Modification and Design Permit based on the Findings listed in the staff report and Conditions of Approval in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on February 5, 2014 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.