



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, December 17, 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

1. 200 Harvey West Blvd CP14-0108 APN 001-171-19
Administrative Use Permit to establish a recycling center (Re-Planet) on a site with a fuel station on a parcel in the IG zone district. (Environmental Determination: Categorical Exemption (Costco Wholesale Corporation, owner/filed: 8/14/2014) NC
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

New Business

2. 1305 Water St. CP14-0151 APN 009-253-10
Administrative Use Permit for a thrift store to occupy an existing commercial building in the CC (Community Commercial) Zone District. (Jeanine Gibson Marie, Trustee: owner/filed: 11/12/14 NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the attached findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".
3. 101 Frederick St A CP14-0142 APN 011-171-53
Coastal Permit to remove a Heritage Oak tree in the SPO and CZO zone. Tree is located in the common area of the Heritage Landing Homeowner's Association. (Environmental Determination: Categorical Exemption) (Hanson Paul T. & Roxanne Trustee, owner/filed: 10/27/2014) MF
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.
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal and Heritage Tree removal permits based on the findings noted in the staff report and 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.

4. 210 Buena Vista Avenue CP14-0128 APN 010-201-11
Design and Coastal Permits to add a second floor addition and remodel an existing single-family house on a substandard lot in the R-1-5 (Single-Family Residence) zone district. (Environmental Determination: Categorical Exemption) (Gregory & Adriane Laughlin, owner/filed: 10/1/2014) RB
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 and Coastal Permits based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on January 7, 2015 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, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.