



**ZONING ADMINISTRATOR**  
Regular Meeting  
10:00 a.m., Wednesday, February 18, 2015  
City Hall Council Chambers  
809 Center Street

Call to Order by Zoning Administrator Alex Khoury

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

New Business

1. 1222 West Cliff Dr. CP13-0180 APN 003-293-05  
Design Permit and Coastal Permit to add 659 square feet to existing one-story 1317 single family dwelling on a standard lot in the R-1-5/CZO/SPO zone district and the West Cliff Dr. Overlay District (Environmental Determination: Categorical Exemption) (Brusato Marian Rae Co-Trustee, owner/filed: 11/13/13) 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 Design Permit and Coastal Permit, subject to the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".**
2. 207 Hall Street CP14-0123 APN 011-162-18  
Design Permit for a new two-story single-family residential house on a substandard lot in the RL zone district. (Environmental Determination: Categorical Exemption) (Mary and Mathew Gorman Trustees, owners/filed: 9/23/14) MF  
**Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit, subject to the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".**
3. 1010 Fair Avenue CP14-0161 APN 003-101-29  
Administrative Use Permit to establish a coffee shop and cafe with outdoor seating and Design Permit for exterior modifications including signage for a tenant space at an existing multi-tenant building in the IG/PER-2 (General Industrial-Performance Overlay) zone district. (Environmental Determination: Categorical Exemption) (1010 LLC, owner/filed: 12/5/2014) SH  
**Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, subject to 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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

4. 204 Laguna Street CP14-0160 APN 004-274-36  
Design Permit to construct a second-story addition to a single family dwelling on a substandard lot in the R-1-5 /CZO zone district. (Environmental Review: Categorical Exemption) (Roberta Hunter & Donna Meyers, owners filed: 12/4/14) NC  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit, subject to the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

## Old Business - None

## Adjournment

The next Zoning Administrator meeting will be held on March 4, 2015 at 10:00 a.m. in the City Hall 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](http://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.