

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

July 1, 2015
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator;
Samantha Haschert, Associate Planner
Linda Miranda, Recording-Secretary

Audience: 9

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:02 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—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. **252 3rd Ave. CP15-0030 APN 010-254-28**
Design Permit to remodel and add onto an existing single family residence to result in a 2.5 story, 3,114 square foot structure; partial demolition and remodel of an existing 763 square foot detached accessory building ("library") to reduce the square footage to 538 square feet and to convert a full bathroom to a half bathroom; removal of an existing unpermitted patio/shed structure; and removal of an existing garage encroachment at the southeast property line. Project is located in the R-1-5 and CZ-O zoning districts and is within the Seabright Area Plan. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (KANE SARA M/W SS, owner/filed: 3/4/2015) SH
Recommendation: That the Zoning Administrator acknowledge the environmental determination, and approve the Design Permit, per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

Action Minutes

SPEAKING FROM THE FLOOR:

Sarah Kane
Celeste Faraola

SPEAKING FROM THE FLOOR WITH CONCERNS:

Carole Stanfield
Bambi Bovee

CORRESPONDENCE RECEIVED WITH CONCERNS:

Dieter Ramaekers and Susan Kavanagh
Jo Jackson

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 252 3RD St., subject to the findings and conditions contained in the staff report; with revised condition #8.

REVISED CONDITION #8:

8. The development of the site shall be in substantial accordance with the approved plans received April 27, 2015, **and the changes described in the June 25, 2015 correspondence from the applicant,** 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.

Adjournment—10:44am

The next Zoning Administrator meeting will be held on July 15, 2015 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR

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 California Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.

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.