

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

May 20, 2015
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
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. 550 Western Dr. CP15-0026 APN 002-071-24
Design Permit to construct a two-story, single-family residence with an attached garage on a substandard parcel in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Reginato Eugenio & Olga owner/filed: 2/24/15) 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.

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SPEAKING FROM THE FLOOR:

Linda Butler

CORRESPONDENCE RECEIVED WITH CONCERNS:

Patricia Unger

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 550 Western Dr., subject to the findings and conditions contained in the staff report.

2. 603 Woodrow Avenue CP15-0039 APN 004-175-25
Design Permit to construct two-story single family dwelling and convert existing one story dwelling into a non-habitable accessory structure; Conditional Fence Permit to install a six foot high fence in the exterior side yard setback on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion) (Berberich Carol E owner/filed: 3/16/2015) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination, and approve the Design Permit and Conditional Fence 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.

SPEAKING FROM THE FLOOR:

Carol Berberich

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 603 Woodrow Ave., subject to the findings and conditions contained in the staff report; with added condition #28.

ADDED CONDITION #28:

28. Prior to issuance of a building permit the applicant shall record a land use agreement memorializing use of the former residence as a non-habitable accessory structure.

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3. 415 Natural Bridges Dr. CP15-0045 APN 003-011-06
Demolition Authorization and Coastal Permit to demolish a single family dwelling in the IG/Per2/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (Housing Authority, County of Santa Cruz owner/filed: 3/19/2015) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination, and approve the Demolition Authorization and Coastal Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Peter Rogers, representative, Housing Authority

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 415 Natural Bridges Dr., subject to the findings and conditions contained in the staff report.

4. 0 Spring Street CP15-0049 APN 001-191-79
Parcel Map Amendment to revise the building footprint for an approved Parcel Map (RS-84-393) and a Design Permit for construction of a new single-family house and detached garage on a vacant lot in the R-1-10 (Single-Family Residence) Zone District. (Environmental Determination: Categorical Exemption) (Jeremy & Torea Rodriguez, owner/filed 3/27/15) RB
Recommendation: That the Zoning Administrator acknowledge the environmental determination, and approve the Parcel Map Amendment, 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.

SPEAKING FROM THE FLOOR:

Torea and Jeremy Rodriguez

SPEAKING FROM THE FLOOR WITH CONCERNS:

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

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ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 0 Spring St., subject to the findings and conditions contained in the staff report.

Adjournment—10:44am

The next Zoning Administrator meeting will be held on June 3, 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.

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.

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.