

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". SH

This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Sullivan Santos

Ann Friscia

SPEAKING FROM THE FLOOR WITH CONCERNS:

Ellen Timberlake

CORRESPONDENCE RECEIVED WITH CONCERNS:

Ann Friscia

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 242 Swift St., subject to the findings and conditions contained in the staff report; with revised conditions # 4-a) and #12.

REVISED CONDITIONS #4-a) & ADDED CONDITION #12:

4. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans.
 - a) Final plans shall show the south facing window in Bedroom 5 **and the north facing window of bedroom 4** with a minimum ~~four~~ **five** foot sill height to maintain privacy to the **north and** south adjacent residences. **Egress windows shall be provided only on the east walls of bedrooms 4 and 5.**

12. The applicant shall make a good faith effort at retaining the trees along the north property line. If it is not feasible to retain these trees due to framing or foundation work, the trees shall be replaced on a 1:1 basis. Replacement trees shall provide some screening of the second floor addition and have an appropriate root system so as to avoid future foundation damage given the limited amount of space within which to plant replacement trees, subject to review and approval by the City Arborist.

2. 1004 West Cliff Drive CP14-0124 APN 003-302-27
Design and Coastal Permits for a second story addition to a two-story single-family house, Administrative Use Permit to convert an existing attached two-story guesthouse in to an Accessory Dwelling Unit, and a lot line adjustment to combine two lots into a single parcel in the R-1-5/CZ-O/SP-O/WCD-O (Single-Family Residence/Coastal Zone Overlay/Shoreline Protection Overlay/West Cliff Drive Overlay) zone district. (Environmental Determination: Categorical Exemption) (Barbara Benish, owner/filed: 9/23/2014) **RB**
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design and Coastal Permit, subject to the findings noted in the staff report and the Conditions of Approval listed in 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:
Tom Blurock

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 1004 West Cliff Dr., subject to the findings and conditions contained in the staff report; with added condition 20.

ADDED CONDITION #20:

20. Any construction of the block wall located within the Bethany Creek development setback shall require approval of a Watercourse Development Permit prior to its construction.

Adjournment—10:21am

The next Zoning Administrator meeting will be held on April 1, 2015 at 10:00 a.m. in the City Hall 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 Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.