ACTION MINUTES OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers 809 Center Street Santa Cruz, CA 95060

January 21, 2015 10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator

Linda Miranda, Recording-Secretary

Audience: 3

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:00 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. 303 California Ave.

CP14-0144

APN 004-144-17

Conditional Fence Permit to recognize 6 foot high vertical board fence on exterior side yard setback for a single family dwelling and accessory dwelling unit located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Maximilian Schultz, owner/filed: 11/3/2014)

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Conditional Fence Permit, subject to the findings 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.

Action Minutes

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Max Schultz

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 303 California Ave subject to the findings and conditions contained in the staff report; with revised condition #6.

REVISED CONDITION #6:

- 6. A landscape plan which includes location, species, irrigation method for planting in the three foot strip of property between sidewalk and fence shall be submitted for review and approval by the Zoning Administrator. All landscaping shall be installed within 30 days of approval of the Conditional Fence Permit.
- 2. 200 Harvey West Blvd. CP14-0148 APN 001-171-19

 Major Modification to Design Permit and Administrative Use Permit (CP02-025) for the addition of gas pumps to an existing fuel station (Costco), on a site with a recycling collection center in the IG zone district. (Environmental Determination: Categorical Exemption) (Barghausen Consulting Engineer, owner/filed: 11/5/2014) NC Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Major Modification to Design Permit, subject to the findings in the staff report and the Conditions of Approval listed in Exhibit "A."

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Matt Cyr

The Zoning Administrator acknowledged, receiving a string of emails, from the Public Works Dept. and Nancy Concepcion, responding to a request for changes to the conditions of approval

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 200 Harvey West Blvd., subject to the findings and conditions contained in the staff report; with revised conditions #14 (bullet item 1); #29; and deleted duplicate condition #12.

REVISED CONDITIONS #14 (bullet item 1); #29; and deleted duplicate condition #12:

- 14. The plans submitted for a building permit shall show compliance with all requirements of the Public Works Department, including but not limited to the following:
 - Plans and details shall show that drainage from the oil/water separator and the new canopy area are is connected to the sanitary sewer. Only areas beneath the gas station canopy shall be connected to the oil/water separator. a bioretention area as per the City Best Management Practice Manual Chapter 6 B. Applicant shall complete the checklist in Appendix A demonstrating compliance with site design and runoff reduction requirements.
 - 29. The hours of operation of the fuel station shall be 6:00 a.m. 5:00am to 10:00pm one hour after the Costco main store (220 Sylvania Avenue) closes.
 - 12. Prior to the final of the project, the Fire Department shall inspect the dispensing operations to verify compliance with California Fire Code Section 2304.

Adjournment-10:08am

The next Zoning Administrator meeting will be held on February 4, 2015 at 10:00 a.m. in the City Council Chambers.

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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.