

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

December 17, 2014
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Linda Miranda, Recording-Secretary

Audience: Approx. 20

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 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

Continued from the Zoning Administrator Meeting, December 3, 2014

1. **200 Harvey West Blvd** **CP14-0108** **APN 001-171-19**
Administrative Use Permit to establish a recycling center (Re-Planet) on a site with a fuel station on a parcel in the IG zone district. (Environmental Determination: Categorical Exemption (Costco Wholesale Corporation, owner/filed: 8/14/2014) NC
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings noted 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:

Jacqueline Burke
Mike Rezzonico

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 conditions #3 and #10 subsection 8.

Revised conditions #3 and #10; (8).

3. This permit shall be exercised within ~~30~~ **90 days** of the date of final approval or it shall become null and void.

10. Performance Standards. The applicant, once permitted, shall meet the following operating procedures and performance standards for the duration of the use:
 - (8) The applicant shall not accept any recyclables delivered in **a shopping cart or** in a City of Santa Cruz trash, recycling or green waste carts.

New Business

2. 1305 Water St. CP14-0151 APN 009-253-10
Administrative Use Permit for a thrift store to occupy an existing commercial building in the CC (Community Commercial) Zone District. (Jeanine Gibson Marie, Trustee: owner/filed: 11/12/14 NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the attached findings noted 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:

Tommy Dehennis
Diann Sorenson

SPEAKING FROM THE FLOOR WITH CONCERNS:

Karen Poret
Robert Orrizzi
Candace Brown
Anita Haws

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 1305 Water St., subject to

the findings and conditions contained in the staff report; with conditions #10; (3) and #11 (bullet item 2).

Revised Conditions #10 subsection 3 and #11 (bullet item 2):

10. The applicant, shall submit a management plan and once permitted, shall meet the following operating procedures and performance standards for the duration of the use:

(3) There shall be a minimum of two employee's onsite during operation of the recycling center, ~~including the reverse vending machines.~~

11. Final building plans shall show compliance with the following and are subject to review and approval by the Police Department:

- Security cameras shall be installed in the side and rear of the building. ~~and shall cover recycle machines and cash areas~~ All security cameras must have recording capabilities with the recordings accessible to Police within 24 hours.

3. 101 Frederick St., A CP14-0142 APN 011-171-53
Coastal Permit to remove a Heritage Oak tree in the SPO and CZO zone. Tree is located in the common area of the Heritage Landing Homeowner's Association. (Environmental Determination: Categorical Exemption) (Hanson Paul T. & Roxanne Trustee, owner/filed: 10/27/2014) 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 Coastal and Heritage Tree removal permits based on the findings noted 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:

Jim Skinner

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 101 Frederick St., 'A', subject to the findings and conditions contained in the staff report.

4. 210 Buena Vista Avenue CP14-0128 APN 010-201-11
Design and Coastal Permits to add a second floor addition and remodel an existing single-family house on a substandard lot in the R-1-5 (Single-Family Residence) zone district. (Environmental Determination: Categorical Exemption) (Gregory & Adriane Laughlin, owner/filed: 10/1/2014) RB

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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 and Coastal Permits based on the findings noted 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:

Bret Hancock

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

5. **ZONING ADMINISTRATOR ACTION:** The Zoning Administrator acknowledged the environmental determination and approved the project at 210 Buena Vista Avenue, subject to the findings and conditions contained in the staff report.

Adjournment—10:46AM

The next Zoning Administrator meeting will be held on January 7, 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 Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.