

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

January 15, 2014
10:00 A.M. SESSION

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

Audience: Approximately twenty-five members in attendance.

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:03 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. **216 Jessie Street CP13-0144 APN 010-161-01**
Coastal Permit for fencing and path improvements in the Jessie Street Marsh area in the RL zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 9/27/2013)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 Permit based on the findings listed 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.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Mauro Garcia, Superintendent of Parks

Brenda Marten

Perry Martin

Brenda Martin

Mara Hamilton

Vasiliki Vassil

Karsten Wade

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item, to the Zoning Administrator meeting of February 5, 2014, at the request of the representative, to meet with the neighbors to discuss concerns. This item will not be re-advertised or re-noticed.

2. 112 Oxford Way CP13-0166 APN 004-191-18

Design Permit for a one-story addition to a single-family residence on a standard lot with a detached Accessory Dwelling Unit and a detached workshop/office/garage building resulting in total development square footage exceeding 3,000 square feet in the R-1-5/CZO zone district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Sorauf, Chris Trustee's et al, owner/filed: 10/23/2013) JL

RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Design permit and approve the Design Permit based on the Findings listed in the staff report and the Conditions of Approval attached in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Chris Sorauf

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 112 Oxford Way, subject to the findings and conditions contained in the staff report.

Action Minutes

3. **917 Pelton Avenue CP13-0135 APN 004-202-06**
Residential Demolition Authorization Permit to demolish an existing single-family dwelling and a Coastal Permit to construct a new, single-family dwelling in the R-1-5/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (Seiler, Glenn Edward, Trustee et al, owner/filed: 9/18/2013) 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 Demolition Authorization and Coastal Permit based on 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:

Derek Van Alstine

SPEAKING FROM THE FLOOR WITH CONCERNS:

Don & Cathy Iglesias

Jeanine Lovett and David Hartley

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 917 Pelton Ave., subject to the findings and conditions contained in the staff report; with revised condition 26.

REVISED CONDITION 26:

26. A Traffic Impact Fee ~~will~~ **may** be assessed by the Public Works Department and shall be paid prior to issuance of the building permit.

4. **117 Limestone Lane CP13-0111 APN 001-191-13**
Administrative Use Permit and Minor Modification to Project No. 79-127 to construct a one-story addition to a two-story townhouse within the Springtree Planned Development located on a known archeological site in the R-1-5 zone district. (Environmental Review: Categorical Exemption (Palter, William L., U/M, owner/filed: 8/20/2013) JL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use and Minor Modification Permits based on the Findings listed in the staff report and the attached Conditions of Approval in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Robin Alaga

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

5. 170 Belvedere Terrace CP13-0075 APN 009-212-29
Administrative Use Permit for use determination, Slope Modification to construct within 10 feet of the 30 percent slope, Design Permit to construct a 2,675 square foot house in the CC zone district. (Environmental Determination: Mitigated Negative Declaration) (Bosso, James J. & Jeriann H/W, CP, owners/filed: 5/23/2013) MF
RECOMMENDATION: That the Zoning Administrator adopt the Mitigated Negative Declaration and approve the Administrative Use Permit for a Use Determination, Slope Modification and Design Permit based on the Findings listed in the staff report and Conditions of Approval in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Jason Anderline
Shannon Chome'
Mike Croghan
Debbie Foster
Mary Marten
Ed Silveira
Rossana Bruni
S.A. Pennell

CORRESPONDENCE RECEIVED WITH SUPPORT:

Ed Silveira, submitted petition

CORRESPONDENCE AND EMAILS RECEIVED WITH CONCERNS:

Mary Martin, submitted petition
Ryan D. Moroney, Attorney

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 170 Belvedere st., subject to the findings and conditions contained in the staff report; with added finding, relative to the Mitigated Negative Declaration.

FINDINGS

With respect to the Mitigated Negative Declaration

The Zoning Administrator has considered the Mitigated Negative Declaration together with comments received during the public review process and responses and supporting documentation provided and finds, on the basis of the whole record before it, that there is no substantial evidence that the project will have a significant effect on the environment, and that the Mitigated Negative Declaration reflects the City's independent judgment and analysis.

Slope Regulations, Section 24.08.820

- 1. Measures have been included within the design of the project to mitigate impacts on environmental constraint areas identified in the Environmental Quality Element of the General Plan and the Local Coastal Program.**

A Geotechnical Investigation dated April 2013 by Bauldry Engineering, Inc. was submitted with the application materials. The report evaluated the geologic and soil conditions at the project site, reviewed geologic and soils mapping of the area, conducted site reconnaissance, field explorations and soil testing in order to develop bluff profiles to determine setbacks as well as the geotechnical criteria used to design the foundations, erosion control and drainage recommendations. All of the geotechnical recommendations will be required to be incorporated into the final building plans. **The Zoning Administrator finds that strict compliance with the 20-foot setback requirement from a slope exceeding 30-percent creates a hardship in that the net developable area of the lot is approximately 4,600 square feet which is less than the average size of a lot in the neighborhood which ranges between 5,000 and 7,000 square feet. At 2,675 square feet, the residence is reasonably sized in comparison to other residences in the neighborhood and the four foot encroachment is minimal.**

Adjournment—11:18 am

The next Zoning Administrator meeting will be held on February 5, 2014 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR