



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, November 18, 2015
City Council Chambers
809 Center Street

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

Continued from the Zoning Administrator meeting of October 7, 2015.

- 1. Sidewalk on the south side of East Cliff Drive at Alhambra** **CP15-0140**
Coastal Permit to remove a portion of a concrete sack wall and relocate 150 feet of failing sidewalk and sewer line away from the coastal bluff along the south side of the East Cliff Drive right-of-way near its intersection with Alhambra Avenue and in the RL/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz), owner/filed:9/8/2015) 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 per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

New Business

- 2. 264 Goss Ave.** **CP15-0148** **APN 009-032-38**
Design Permit to convert an existing attic space to habitable space, resulting in a single-family residence exceeding 3000 square feet on a property located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (James and Eva Nardell owner/filed: 9/10/15) 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".
- 3. 614 Walnut Ave.** **CP15-0135** **APN 006-212-15**
Variance to allow the partial demolition and conversion of an existing one story detached accessory structure into an 800 square foot Accessory Dwelling Unit exceeding the maximum allowable size on a property located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (TYLER CORINNE KIM TRUSTEE, owner/filed: 9/1/2015) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Variance per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

4. **617 Marnell Ave. CP15-0138 APN 009-072-06**
Administrative Use Permit to construct a two-story Accessory Dwelling Unit within the 20' rear setback on a lot in the R-1-5 (Single-Family Residential) zone district. (Environmental Determination: Categorical Exemption) (SAFE MTB, owner/filed: 9/2/2015) NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on December 2, 2015 at 10:00 a.m. in the City Council Chambers.

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 (\$514) 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.