

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

January 6, 2016
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Ryan Bane, Senior Planner
Linda Miranda, Recording-Secretary

Audience: Approx. 20

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 \$514, unless the project is appealable to the California Coastal Commission.

Call to Order by Zoning Administrator Eric Marlatt

The Zoning Administrator indicated, that the 705 & 725 Front Street & 118 Cooper St., item would be continued, per the applicant's request; to make minor changes to the plans to facilitate pedestrian flow.

Oral Communications—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

- 1. 1307 West Cliff Drive CP15-0157 APN 003-284-05**
Coastal and Design Permit to remodel a legal nonconforming single-family residence in the of-r/czo/spo/wcd zone district. (Environmental Determination: Categorical Exemption) (HONJO SHIGEFUMI & AMY, owner/filed: 9/17/2015) RB
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 and Design Permit and per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A". per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

Action Minutes

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Deidra Hamilton

Jeff Oberman

SPEAKING FROM THE FLOOR WITH CONCERNS:

Jack Zajac

Jillian Greensite

John Phillip Bergwall

CORRESPONDENCE RECEIVED WITH CONCERNS:

Ryan Moroney, Santa Cruz County Coastal Commission

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 1307 West Cliff Dr., subject to the revised findings addressing Coastal Commission comments and conditions contained in the staff report.

705 & 725 Front Street & 118 Cooper CP15-0179

APN 005-081-59

Administrative Use Permit and Design Permit to develop Abbott Square into a community plaza and public market including seven eating and drinking establishments (four restaurants, two food kiosks and one bar) with outdoor seating, low risk alcohol service, and incidental, live, outdoor entertainment on a property located in the CBD zone district. (Environmental Review: Categorical Exemption) (Santa Cruz COUNTY OF, owner/filed: 10/21/2015) SH

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit and Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

ZONING ADMINISTRATOR ACTION: The Zoning Administrator continued the item to the Zoning Administrator meeting of January 20, 2016, per the applicant's request; to make minor changes to the plans which will improve pedestrian flow. This item will not be re-advertised or re-noticed.

SPEAKING FROM THE FLOOR WITH CONCERNS:

Steve Principi

2. 409, 411, 411-B S. BRANCIFORTE AVE CP15-0176 APN 010-111-06

Variance for setbacks for the 411-B S. Branciforte unit and Conditional Driveway Permit to allow the relocation of a driveway serving one of three units resulting in two parking spaces located within the front yard setback of the 409 S. Branciforte unit in the RL Zone District. (Environmental Determination: Categorical Exemption) (BUSE DOREEN TRUSTEE, owner/filed: 10/13/2015) NC

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Variance and Conditional Driveway permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Brad Frankco

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 409, 411, 411-B S.BRANCIFORTE AVE., subject to the findings and conditions contained in the staff report; with revised condition #11.

Adjournment—10:49am

The next Zoning Administrator meeting will be held on January 20, 2016 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.

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 fourteen 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.

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.