

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

July 20, 2016
10:00 A.M. SESSION

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

Audience: 8 members of the public

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

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications— a member of the public asked the Zoning Administrator to provide policy regarding her corner lot. He asked, if she would call him, and he would provide her with the information, at the planning counter.

Announcements - No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. 180 California Street

CP16-0094

APN 004-321-16

Design Permit and Coastal Permit for a 395 square foot one-story addition to a one-story single-family home resulting in a 3,480 square foot residence in the R-1/CZ-O/FP-O zone district. (Environmental Determination: Categorical Exemption) (Christy Martin, owner/filed 5/3/16) 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 acknowledges the environmental determination and approves Design Permit and Coastal 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:
Christy Martin

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 180 California St., with added condition No. 13.

ADDED CONDITION NO. 13:

13. **Prior to issuance of a building permit, the owner shall record a Land Use Agreement memorializing use of the structure as a single-family residence.**

2. 338 Frederick Street

CP16-0040

APN 011-092-62

Design Permit for the conversion of an attached garage to habitable space, and the construction of a two-story addition to an existing two-story single-family residence, and a detached single car carport on a substandard lot in the R-1-5 zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Colin and Mary Anne Campbell, owner/filed 2/25/16) NC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves 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 allow for re-noticing.

3. 1200 Laurent Street

CP16-0101

APN 006-271-11

Design Permit to construct a new five-car detached garage resulting in a single-family residence over 3,000 square feet in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Bruce Canepa, owner/filed 5/26/16) CC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Design 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:
John Swift

Action Minutes

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 1200 Laurent Street, subject to the findings and conditions contained in the staff report.

Adjournment—10:13 a.m.

The next Zoning Administrator meeting will be held on, August 3, 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.