



ZONING ADMINISTRATOR

Regular Meeting

10:00 a.m., Wednesday, September 7, 2016

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 -

Continued from the August 17, 2016 Zoning Administrator meeting.

1. 724 RIVERSIDE AVENUE CP16-0002 APN 007-401-24

Design Permit to legalize lower floor conversion of a permitted, detached garage and construct a second-story on same garage to create a dwelling unit. Variance to allow development of this additional unit on a substandard lot in the RM zoning district that does not meet the minimum lot width for two units. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (MALE FRANK WADE, owner/filed: 1/7/2016) NC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Design Permit and Variance per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

New Business

2. 1310 West Cliff Drive CP16-0034 APN 003-283-08

Coastal Permit and Design Permit to demolish an existing detached garage and construct a two story accessory dwelling unit on a substandard lot with a single-family residence located within the R-1-5/CZ-O/SP-O/WCD zoning district. (Environmental Determination: Categorical Exemption) (POLITI DEBORAH, owner/filed: 2/22/2016) SH

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 the Coastal Permit and Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

3. 1100 Fair Avenue

CP15-0102

APN 003-101-31

Administrative Use Permit, Design Permit, and Sign Permit to establish a tasting room in an existing industrial building containing a wine production and storage facility (*Stockwell Cellars*) as a low-rick alcohol outlet, to construct building facade and parking lot improvements, and to install signage on a parcel located within the I-G/PER-2 zoning district. (Environmental Determination: Categorical Exemption) (DIETRICH CARL J JR & LOUISE TR, owner/filed: 7/7/2015) SH

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Administrative Use permit, Design Permit and Sign 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, September 21, 2016 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.

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.