

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
June 17, 2009
10:00 A.M. SESSION

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

Other: Six members of the audience

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:04 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 Hearing

Old Business

1	120 Union St.	09-032	APN 005-046-05
Major Modification to Administrative Use Permit #06-234, to modify conditions of approval and permit changes to an existing restaurant (Cypress Lounge) located in the CBD zone district. (Environmental Determination: Categorical Exemption) (A. Hodge, owner/filed: 3/11/09)			
			NC

ZONING ADMINISTRATOR ACTION: At the applicant's request, the Zoning Administrator **REFERRED** the item to the Planning Commission; this item will be renoticed and readvertised.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

John Swift, representative

The Zoning Administrator asked that the item be moved to the end of the agenda, to allow the representative and applicant to discuss their decision to continue the item.

New Business

- 2. 215 Sacramento Ave. 09-044 APN 003-182-07**
Design Permit to add a second story to a single-family dwelling on a substandard parcel in the R-1-5/SPO zone district. (Environmental Determination: Categorical Exemption) (C. V. Miller, owner/filed: 3/26/09) **MA**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Jackie Low, architect/representative

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 215 Sacramento Ave., subject to the findings and conditions contained in the staff report with a modified condition 4.

MODIFIED CONDITION 4:

- 4.** If, upon exercise of this permit, this use is at any time determined by the ~~Planning Commission~~ **Zoning Administrator** to be incompatible with the surrounding neighborhood, revocation of, or amendment to, this permit by the ~~Planning Commission~~ **Zoning Administrator** could occur.

- 3. 414 Prospect Heights 09-061 APN 009-063-01**
Design Permit to construct a two-story addition to an existing one-story single-family residence resulting in a 3,411 square foot dwelling on a lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (D. & L. Nunes, owner/filed: 4/21/09) **NC**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Doug Silveira

D. Nunes

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 414 prospect Heights, subject to the findings and conditions contained in the staff report with modified conditions; 4; 9; 11; 12; 13; 15; 18; and deletion of condition 17

MODIFIED CONDITIONS: 4; 9; 11; 12; 13; 15; and 18:

- 4.** This permit is for the construction of additions, including a master bedroom suite which will result in a two story, three bedroom dwelling with attached garage. Should during the course of construction, the removal of **more than 50-percent of the exterior walls occur**, ~~roofing and improvements exceed that which is noted on Sheet Number 8 of plans dated March 3, 2009 of the file copy~~, work shall be halted and a *Residential Demolition Authorization Permit* will be required to be obtained before additional work takes place.
- 9.** **If required**, a structural analysis and soils investigation shall be submitted for review and approval by the Building Department. Additional plans shall demonstrate that the project (specifically for those features that are located along the east property line) meets CBC Table 704.8 which addresses overhangs and openings, **subject to review and approval of the Building Official**.
- 11.** Adequate provisions shall be made to supply water to ~~each of the premises~~ premise covered by this application. The design of water facilities shall be to standards of the Water Department, and plans. Applicant is subject to standard water fees as determined by the Water department, **if required**.
- 12.** All areas disturbed during the course of construction shall be ~~re-landscaping~~ re-landscaped prior to final utility release or issuance of occupancy permits.
- 13.** All utilities and transformer boxes shall be placed underground unless otherwise specified, **if required by Public Works**.
- 15.** Plans shall be submitted in conjunction with building permit application which show alley improvements as required by Title 15 of the Santa Cruz Municipal Code. Minimum requirement shall be ~~2 inches of AC on 6 inches of Class II base rock~~; plans and details shall be subject to review and approval by the Public Works department.
- 18.** The hedge along the alley shall be trimmed to allow for clear vision area, **consistent with the applicable requirements of the Zoning Ordinance** prior to final clearance of building permit, and shall be continuously maintained.

DELETED CONDITION 17:

- ~~**17.** Final details of retaining walls and proposed fencing shall be included on site plan, and details (i.e. location, height, materials) included with plans submitted for building permit application.~~

120 Union St., item resumes discussion...

- 1. 120 Union St. 09-032 APN 005-046-05**
Major Modification to Administrative Use Permit #06-234, to modify conditions of approval and permit changes to an existing restaurant (Cypress Lounge) located in the CBD zone district. (Environmental Determination: Categorical Exemption) (A. Hodge, owner/filed: 3/11/09) **NC**

SPEAKING FROM THE FLOOR

John Swift, representative for 120 Union St., said that the applicant agreed to have the item referred to the Planning Commission (*This item will be readvertised and renoticed*).

Adjournment

The Zoning Administrator adjourned at **10:47a.m.** to the next regularly scheduled meeting, to be held on July 1, 2009 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR