

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
June 3, 2009
10:00 A.M. SESSION

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

Other: Four members of the audience

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 \$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. | 402 Oxford Way | 08-188 | APN 003-223-37 |
| Design Permit and Administrative Use Permit to construct a two-story Accessory Dwelling Unit above a detached, two-car garage within 10 to 20 feet of the rear property line and which will consist of over 3,000 square feet, on a standard lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (R. & D. Ellis, owners/filed: 11/12/08) | | | |
| MA | | | |
| Recommendation: Approval, with conditions. | | | |

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Robert Ellis

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 402 Oxford Way, subject to the findings and conditions contained in the staff report; deleting duplicate condition 13.

DELETED DUPLICATE CONDITION 13:

~~13. Adequate provisions shall be made to supply water to each of the premises covered by this application. The design of water facilities shall be to standards of the Water Department, and plans therefore must be submitted to the Water Department Director for review and approval prior to the issuance of a building permit.~~

New Business

- 2. 139 Jessie St. 09-034 APN 010-164-27**
Design and Coastal Permits to construct a 119 first-floor and a 440 square foot second-floor addition to an existing dwelling on a substandard residential lot in the RL/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (M. Klyce, owner/filed: 3/11/09) **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: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Pat Powers

SPEAKING FROM THE FLOOR WITH CONCERNS:

Sarah Nash

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 139 Jessie St., subject to the findings and conditions contained in the staff report.

- 3. 404 San Juan Ave. 09-071 APN 009-265-09**
Design Permit to construct a first- and second-story addition to an existing dwelling located on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Bertozzi/Maletti Trust, owner/filed: 5/7/09) **MF**
Recommendation: Approval, with conditions.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Sal Maletti

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 404 San Juan Ave., subject to the findings and conditions contained in the staff report; modified condition 6.

MODIFIED CONDITION 6:

- 6.** Final building plans shall include revisions to add interest to the south elevation by possibly reversing the floor plans of the upper story or adding architectural detail to the wall and roof planes to improve the views from Fairmont Avenue. The applicant will also be conditioned to revise the west elevation plan to center the garage door with the windows above and to create a viable transition from the first story gable projection to the existing roofline. **Also, the front door shall be centered on the porch.**

Adjournment

The Zoning Administrator adjourned the meeting at **10:32am** to the next regularly scheduled meeting, to be held on June 17, 2009 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR