

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

June 21, 2017
10:00 A.M. SESSION

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

Audience: Approx. 60

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:05 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—None

Announcements - No action shall be taken on these items.

Public Hearings

Old Business -

Continued item from the Zoning Administrator meeting of June 7, 2017.

1. 2395 Delaware Avenue CP17-0029 APN 003-341-06

Conditional Fence Permit and Coastal Permit to construct a 5-6 foot tall gate for vehicles and pedestrians in the front yard setback of a mobile home park (De Anza) in the R-L/CZ-O zone district (Environmental Determination: Categorical Exemption) (Realty Systems Inc., Owner/Filed: 02/14/17) NC

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 Conditional Fence 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:

Jennifer McClellan
Joseph Wilson
Renwick Curry
Nancy Knudegard
Herb Rossman
Mrs. Rossman
Cory Engelking
Jerry Campbell
James Kaliczak
Eli Mowbray
Jim Carraher
Carol Schira
Deborah Elston
Greg Holsen
Margaret Gannon
Shannon Gannon
Mark Farrow

CORRESPONDENCE RECEIVED WITH CONCERNS:

Renwick Curry
Margaret Gannon
Nancy Knudegard

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 2395 Delaware Ave., subject to the findings and conditions contained in the staff report; with revised condition #11.

REVISED CONDITION #11:

11. All unpermitted signage and structures that impede public access shall be removed, **relocated or replaced subject to approval of the Zoning Administrator and California Coastal Commission Staff**, prior to issuance of the building permit. **With respect to the carport adjacent to space #172, subject to approval of the Zoning Administrator and California Coastal Commission Staff, the applicant may either remove the carport with a demolition permit, relocate the public access sign to a more visible location north of the carport or relocate the public access gate north of the carport. The approval option shall be implemented prior to final inspection of the building permit for the gate.** ~~A demolition permit for the carport shall be obtained, with confirmation of removal to occur prior to final inspection of the building permit.~~

New Business

2. 1612 Mission Street

CP17-0075

APN 002-235-09

Administrative Use Permit and Design Permit for a use determination to convert a 1242 square foot ground floor office behind a photography studio to a residential unit on a site located in the CC/Mission Street Overlay zone district. (Environmental Determination: Categorical Exemption) (Harry & Catherine Dong, Owner/Filed: 05/09/17) CS

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Administrative Use Permit and 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:

Harry Dong

CORRESPONDENCE RECEIVED WITH CONCERNS:

Dean Iuliano

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 1612 Mission Street, subject to the findings and conditions contained in the staff report, with added condition #19.

ADDED CONDITION #19.

19. Parking provided at the rear of the building shall remain accessible to tenants and owners of the property.

Adjournment—11:28am

The next Zoning Administrator meeting will be held on July 5, 2017 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.