

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

July 19, 2017
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Clara Stanger, Associate Planner
Linda Miranda, Recording-Secretary

Audience: 13

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 \$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 -

New Business

- 1. 1046 West Cliff Dr** **CP17-0055** **APN 003-302-18**
Residential Demolition Authorization, Coastal and Design Permits to demolish a single-family residence and construct a two-story dwelling and detached garage that exceeds 3000 sq. ft. in the R-1-5/West Cliff Drive Overlay /SPO/CZO zone districts. (Environmental Determination: Categorical Exemption) (SHENANDOAH LEAKSDALE LLC, Owner/Filed: 3/30/17) CS
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 Residential Demolition Authorization, Coastal 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:

Carl Hesse

SPEAKING FROM THE FLOOR WITH CONCERNS:

Darren Kerr

Rym Partridge

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 1046 West Cliff Drive, subject to the findings and conditions contained in the staff report.

2. 817 Modesto Ave

CP17-0043

APN 003-262-28

Design Permit to construct a first and second story addition to a single family residence on a substandard lot in the R-1-5/CZ-O zone district. (Environmental Determination: Categorical Exemption) (SIDDIKA KARAKAS, Owner/Filed: 3/07/17) CS

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:

Stefan Imai

SPEAKING FROM THE FLOOR WITH CONCERNS:

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 817 Modesto Avenue, subject to the findings and conditions contained in the staff report.

Action Minutes

Adjournment—10:55:am

The next Zoning Administrator meeting will be held on August 2, 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.