



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, September 6, 2017
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 -

New Business

1. 1406 West Cliff Drive

CP17-0111

APN 003-282-14

Coastal Permit and Design Permit to construct a 260 square foot addition to a single family home on a parcel in the R-1-5/WCD-O/CZ-O/SP-O zone district. (Environmental Determination: Categorical Exemption) (MICHAEL & KAREN MAGRANET, Owner/Filed: 6/15/17) 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 Coastal Permit and Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

2. 1010 River St.

CP17-0105

APN 008-661-13

Use Determination to recognize alcohol sales as a concession item at a theater as a low-risk alcohol outlet on a parcel located in the IG/PER/FP-O zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, Owner/Filed: 6/7/17) SH

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

3. 530 S. Branciforte Ave.

CP16-0182

APN 010-064-14

Tentative Parcel Map and Design Permit to remodel and add to a single family home and church resulting in four townhome units on a parcel in the R-L zone district. (Environmental Review: Categorical Exemption) (MARK THOMAS, Owner/Filed: 9/12/16) CS

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

4. 515 Fair Ave.

CP17-0062

APN 003-203-07

Design Permit, Minor Land Division, Administrative Use Permit, and Coastal Exclusion to divide an existing parcel into two lots and construct a single-family residence and an accessory dwelling unit on one lot and a 3-unit condominium development on another lot, on-site with a historic landmark on a parcel located within the R-1-5/CZ-O zone district. (Environmental Determination: Categorical Exemption) (HARR DOUGLAS SCOTT, Owner/Filed: 4/13/17) SH

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Administrative Use Permit and Design Permit, Minor Land Division and Coastal Exclusion per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

5. 114 Neary St.

CP17-0116

APN 004-031-12

Variance and Design Permit to legalize an existing studio as a second unit on a property in the R-L zone district. (Environmental Determination: Categorical Exemption) (Jesse Cunha, Owner/Filed: 6/21/17) RG

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Variance and Design 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 20, 2017 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.