



**ZONING ADMINISTRATOR**  
**Regular Meeting**  
**10:00 a.m., Wednesday, October 4, 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 -

**This Item has been continued to the following Zoning Administrator Meeting.**

**1. 109 Seabright Ave. CP17-0138 APN 010-286-03**

Design Permit and Coastal Permit to increase the height of an existing single family dwelling, to convert 1245 square feet of crawl space to habitable area, and to construct exterior improvements to an existing single-family dwelling on a parcel located within the R-1-5/OF-R/CZ-O/SP-O Zone District. (Environmental Determination: Categorical Exemption) (Alyssa Cutright & Michael Yurochko, Owner/Filed: 8/2/17) SH

*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 Design Permit and Coastal Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".**

New Business

**2. 304 Tanner Heights Drive CP17-0106 APN 008-051-33**

Design Permit and Slope Modification Permit for a new two-story single-family residence exceeding 3,000 square feet and constructed less than 20 feet from a 30 percent slope on a vacant lot located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (LUKE ROCKHOLD, Owner/Filed: 6/7/17) CS

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

**3. 239 Poplar Avenue CP17-0089 APN 009-242-01**

Residential Demolition Authorization Permit and Design Permit to demolish an existing single family home and construct a new, two-story single family home greater than 3,000 square feet on a property in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (SUSAN DAVIS AND DENNIS PFYL, Owner/Filed: 5/30/17) CS

**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Residential Demolition Authorization and Design**

Permit and Design per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit “A”.

**4. 1314 Ocean Street**

**CP17-0120**

**APN 008-242-21**

Administrative Use Permit for a fast food restaurant (Ike’s) in the CC zone district. (Environmental Determination: Categorical Exemption) (Ocean Street Commons LLC, Owner/Filed: 6/29/17) MF  
**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”.**

## Adjournment

The next Zoning Administrator meeting will be held on, October 18, 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](http://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 six hundred (\$600) 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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.