



**ZONING ADMINISTRATOR  
Regular Meeting  
10:00 a.m., Wednesday, November 15, 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 -

**1. This Item was continued from the Zoning Administrator meeting of October 18, 2017  
109 Seabright Ave. **CP17-0138** **APN 010-286-03****

Design Permit, Coastal Permit, and Variance to increase the height of an existing single family dwelling by 10-feet, to convert 1245 square feet of underfloor area to a habitable first floor which will increase the height of a wall located within the north side yard setback, and to construct interior and exterior improvements to an existing single-family dwelling on a substandard 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 continue the item to the next regularly scheduled Zoning Administrator meeting of December 20, 2017.**

New Business

**2. 769 N. Branciforte Ave. CP17-0012 APN 010-021-02**

Residential Demolition Authorization Permit, Minor Land Division and Design Permit to demolish a single family home and construct a three unit townhome project on a parcel in the R-L zone district. (Environmental Determination: Categorical Exemption) (Abel and Clara Flores, Owner/Filed: 1/24/17) RG

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

**3. 125 Reno Way CP17-0123 APN 003-272-33**

Design Permit for first and second story additions to an existing single family dwelling on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Fredrick Kressman, Owner/Filed: 7/5/17) RG

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

**4. Adjacent to 117 Morrissey CP17-0165 APN: NA**  
Administrative Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 117 Morrissey. (Environmental Determination: Categorical Exemption) (Ben Hackstede for Verizon Wireless, Owner/Filed: 8/31/2017) MF  
**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".**

**5. 1106 N. Branciforte Ave. CP16-0176 APN 009-181-12**  
Administrative Use Permit to allow a use variation to recognize a fifth unit in a Single-Family Residential (R-1-5) zone district for a property with a historic structure listed in Volume III of the City's Historic Building Survey (Environmental Determination: Categorical Exemption) (F. John LaBarba, Owner/Filed: 9/1/16) RG  
**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 December 6, 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.