

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, Ca 95060  
**April 15, 2009**  
10:00 A.M. SESSION

Staff Present: Don Lauritson, Zoning Administrator  
Linda Miranda, Recording Secretary

Other: Seven members of the audience.

Don Lauritson, Zoning Administrator, called the meeting to order at 10:01 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 \$500, unless the project is appealable to the California Coastal Commission.

**Call to Order** by Zoning Administrator Don Lauritson

**Oral Communications-- None**

**Announcements** – No action shall be taken on these items.

**Public Hearing**

**Old Business**

1. **402 Oxford Way** **08-188** **APN 003-223-37**  
Design Permit and Administrative Use Permit to construct a two-story Accessory Dwelling Unit above a detached, two-car garage within 10 to 20 feet of the rear property line and which will consist of over 3,000 square feet, on a standard lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (R. & D. Ellis, owners/filed: 11/12/08) **MA**  
**Recommendation: Approval, with conditions.**

**ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of June 3, 2009.**

**New Business**

2. **232 Ocean View Ave.** **08-200** **APN 010-131-20**  
Administrative Use Permit to construct an accessory dwelling unit above an existing detached garage on a site with a one-story, single-family dwelling in the R-1-5/CZO zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (R. Russo & K. Koebel, owners/filed: 12/2/08) **JL**  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Doug Silveira

Henry Koebel

Renata Russo

SPEAKING FROM THE FLOOR WITH CONCERNS:

Sarah Herr

Marcia Gibbs

CORRESPONDENCE RECEIVED WITH CONCERNS:

Sarah and Tony Herr

Cheryl Deraiche

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 232 Ocean View Ave., subject to the findings and conditions contained in the staff report; modified condition 20.

**MODIFIED CONDITION 20:**

**20.** The applicant shall incorporate the following modifications to the plans, subject to review and approval by the Zoning Administrator, into the final working drawings submitted for building permits:

- Designate a landscaped area to be used as private open space by the residents of the accessory dwelling unit;
- Remove the covered deck and replace it with an open stair that leads directly to the unit; and
- ~~Replace the French double doors with a single solid door;~~
- **Zoning Administrator will consider uncovered stairway/deck which is located at least 10 feet from property line and roof overhang over door; and**
- **Windows on north elevation will either use frosted glass or be modified to be smaller windows located higher on the wall to protect neighbor privacy; and**
- **Window over garage doors may be lengthened to act as egress window; and**
- **Window on south in kitchen shall be modified to be smaller windows located higher on the wall to protect neighbor privacy; and**
- Provide accent trim along the corners of the unit; and
- Provide horizontal siding on the first floor **of building addition** to match the second floor.

- 3. 724 Modesto Ave. 08-198 APN 003-186-15**  
Design Permit to construct first and second-story addition to dwelling located on a substandard lot in the R-1-5/CZ-O zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (P. Rode & M. Ramirez, owners/filed: 12/2/08) **JL**  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Richard Poole  
Maggie Ramirez

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 724 Modesto Ave., subject to the findings and conditions contained in the staff report; modified condition 22.

**MODIFIED CONDITION 22:**

- 22.** The applicant shall incorporate the following modifications, subject to review and approval by the Zoning Administrator, into the final working drawings submitted for building permits:
- ~~Remove the front porch column.~~
  - Incorporate a belly band along the north, east, and west elevations.
  - Add additional and enlarge **(horizontally if possible)** the clerestory windows along the front elevation.
  - Use almond rather than white vinyl windows.
  - Reduce the vertical height of the windows in the bay window projection **to six feet** and the second story window over the garage **to four feet.**

**Adjournment—10:57**

The Zoning Administrator adjourned the meeting to the next regularly scheduled meeting, to be held on May 6, 2009 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

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**DON LAURITSON, ZONING ADMINISTRATOR**