



**ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, April 6, 2016
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 -

Continued from the 3/16/16 Zoning Administrator Meeting.

1. 430 South Branciforte Ave.

CP15-0174

APN: 010-112-14

Tentative Map and Modification to Subdivision Ordinance to split an 11, 283 square foot lot with two residences into two lots of 6,283 square feet (substandard for lot depth) and 5,000 square feet each developed with one residence on property located in the R-L Zone District. (Environmental Determination: Categorical Exemption) (FYFE ALASTAIR & PAMELA, owner/filed: 10/13/15) SH

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

New Business

2. 207 Crestview Ter.

CP16-0006

APN 002-142-37

Design Permit for a second story addition to a single story dwelling which results in a dwelling that exceeds 3,000 square feet on a parcel in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (MILLER MARSHALL EUGENE & KATHR, owner/filed: 1/14/2016) NC

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".

3. 122 Taylor St.

CP15-0201

APN 006-473-15

Design Permit to construct a first and second story addition to a single-family residence on a substandard lot located in the RL zone district. (Environmental Determination: Categorical Exemption)(Yvette & John Bilanko, owner/filed: 11/17/15) RB

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".

4. 246 Market St.

CP15-0090

APN 008-271-32

Design Permit, Demolition Authorization Permit, and a Variance to lot width to demolish two detached structures and construct a second single-family residence to the rear of the parcel on a property located in the RL zone district. (Environmental Determination: Categorical Exemption) (Jonathan Schantz, owner/filed: 6/16/2015) RB

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

5. 101 Main St. /189 Beach St.

CP15-0194

APN 007-212-14

Administrative Use Permit, Design Permit, and Coastal Permit to convert existing garages into retail spaces in an existing motel building in the RTC/SP-O/CZ-O appeal zoning district. (Environmental Determination: Categorical Exemption) (Ken Patel, owner/filed: 11/12/2015) RB
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 Administrative use Permit, Design Permit and Coastal 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, April 20, 2016 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.