

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

**City Council Chambers
809 Center Street
Santa Cruz, CA 95060**

**April 6, 2016
10:00 AM SESSION**

Staff Present: Mike Ferry, Deputy Zoning Administrator
Norma Ellis, Recording Secretary

Audience: Approximately 15 members of the public

Deputy Zoning Administrator Mike Ferry, called the meeting to order at 10:00 am 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 in the Planning Department along with the appeal fee of \$514, unless the project is appealable to the California Coastal Commission.

Old Business -

Continued from the March 16, 2016 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".

Deputy Zoning Administrator M. Ferry presented the staff report. The public hearing was opened.

There were no questions from the applicant. The public hearing was closed.

Deputy Zoning Administrator M. Ferry added condition 4c:

ADDED CONDITION:

4c - Prior to parcel map recordation, the property owners shall obtain all required building permits to reconstruct the stairs of the rear yard deck on Parcel 1 to allow for a maximum 5-foot encroachment into the required 10-

foot rear yard setback, and remove the fence to provide the required parking outside the frontyard setback.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved 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”, with added Condition 4(c).

New Business -

2. **207 Crestview Ter. CP15-0006 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”.

Deputy Zoning Administrator M. Ferry presented the staff report. The public hearing was opened.

SPEAKING FROM THE FLOOR

Doug Silveira, Applicant’s representative.
Marshall Miller, applicant

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 Design Permit with 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”.

Deputy Zoning Administrator M. Ferry presented the staff report. The public hearing was opened.

SPEAKING FROM THE FLOOR

Christian Nielson, architect, representing the applicant.
John Bilanko, owner and applicant

SPEAKING FROM THE FLOOR WITH CONCERNS

Eli Silver, 521 Lincoln Street

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the Design Permit, Demolition Authorization Permit, and a 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”.

Deputy Zoning Administrator M. Ferry presented the staff report. The public hearing was opened.

SPEAKING FROM THE FLOOR

C. Ferrante, applicant’s representative, noted she was excited to continue the retail spaces along Beach Street. The Beach Area South of Laurel Area Plan (BSOLA) specifically identifies these garages as converting them into retail space in order to activate that whole retail environment.

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 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

At 10:40 am the meeting adjourned. The next Zoning Administrator meeting will be held on April 20, 2016 at 10:00 a.m. in the City Hall Council Chambers.

APPROVED: _____
Mike Ferry, Deputy Zoning Administrator