



REVISED
ZONING ADMINISTRATOR
Regular Meeting

10:00 a.m., Wednesday, May 4, 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 Zoning Administrator meeting of April 20, 2016.

- 1. 724 Riverside Ave. CP16-0002 APN 007-401-24**
Design Permit to legalize lower floor conversion of permitted, detached garage and construct a second-story on same garage to create a dwelling unit. Variance to allow development of this additional unit on a substandard lot in the RM zone district lot that does not meet the minimum lot width for two units. (Coastal Permit Exclusion). (Environmental Determination: Categorical Exemption) (MALE FRANK WADE, owner/filed: 1/7/2016) NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit to convert a detached garage and construct a second story addition to create a new unit and a Variance to lot width for a parcel in the R-M Zone district based on the Findings listed below and the Conditions of Approval attached in Exhibit "A".

Continued from the Zoning Administrator meeting of April 20, 2016.

- 2. 214 Plymouth St. & 103, 105, 107, 111 & 113 Grant St. CP16-0023 APN: 008-202-15**
Design Permit and Minor Land Division to divide an existing parcel into 3 lots and to construct 3 duplexes on a parcel located in the RL zone district. (Environmental Determination: Categorical Exemption) (Plymouth Grant LLC, owner/filed: 2/8/16) SH
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Design Permit and Minor Land Division per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

New Business

- 3. 253 4th Avenue CP16-0039 APN: 010-254-05**
Design Permit to construct a second story addition to a single family dwelling and continue a nonconforming side yard setback on a substandard lot in the R-1-5/CZ-O zone districts. (Environmental Determination: Categorical Exemption) (BARARA AND STAN BOVEE, owner/filed: 2/24/16) CC
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. 221 Mountain View Avenue CP16-0011 APN: 010-182-25
Design Permit for a second story addition to a single family dwelling on a substandard lot in the R-1-5/CZ-O zone district. (Environmental Determination: Categorical Exemption) (JULIO & MARKETA BRICENO, owner/filed: 1/21/16) CC
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".

5. Public Right-of-way CP16-0045 City-Wide
Coastal and Design Permits to approve an ordinance of the City of Santa Cruz amending section 10.40.220 and adding section 10.40.235 to the Santa Cruz Municipal Code pertaining to regulation of parking vehicles and trailers within marked parking spaces along curbs in accordance with California State Vehicle Code Section 22508. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed 3/8/16) MF
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 Coastal and Design Permits per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

6. Public Right-of-way CP16-0048 City-Wide
Coastal and Design Permits to recognize a Parking Rate Increase at the Wharf and Depot Park and to extend the hours of operation of the parking meters in the Beach area. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed 3/9/16) MF
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 Coastal and Design Permits 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 May 18, 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.