

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

May 18, 2016  
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator  
Linda Miranda, Recording-Secretary

Audience: Approx. 20

Eric Marlatt, 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 \$514, unless the project is appealable to the California Coastal Commission.

**Call to Order** by Zoning Administrator Eric Marlatt

**Oral Communications—None**

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

The Zoning Administrator announced a continuance for Item No. 3, to the Zoning Administrator meeting of June 1, 2016; no additional noticing required for this item.

Old Business -

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

1. **228 Morrissey Blvd. CP16-0007 APN 009-343-14**  
Administrative Use Permit to construct a second-story Accessory Dwelling Unit above a detached garage less than 20 feet from the rear property line in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (GRYSPOS OFELIA R M/W SS, owner/filed: 1/19/2016) NC  
**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".**

The Zoning Administrator summarized the report.

The public hearing was opened.

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SPEAKING FROM THE FLOOR:

Nicko Gryspos  
Michael Thomas

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 228 Morrissey Blvd., subject to the findings and conditions contained in the staff report.

New Business

**2. 230 Grandview Street CP15-0214 APN 002-061-17**

Residential Demolition Permit, Design Permit, and Coastal Permit to demolish an existing single family dwelling and construct 12 three-bedroom apartments on a parcel in the R-L/CZ-O zone district. This project requires removal of one Heritage tree. (Environmental determination: categorical exemption) (230 GRANDVIEW PARTNERS, owner/filed: 12/16/2015) CC

This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

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

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

David Curry

SPEAKING FROM THE FLOOR WITH CONCERNS:

Bryan Countermine  
Michael Thomas  
Andrew Gersh  
Jessica Bernhardt  
William Head

CORRESPONDENCE RECEIVED WITH CONCERNS:

Bryan Countermine  
Michael Attridge  
Ian Gradek  
Matthew Snyder  
Kevin Grossman  
Alexis de Chambrier  
George Hearn

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 230 Grandview St., subject to the findings and conditions contained in the staff report; with revised condition Nos. 14; 25 and added condition No. 36.

14. Plans for building permit submittal shall include lighting for parking **and landscape** areas. Lighting shall be directed onto the subject property only.

25. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz. All aspects of construction must be completed prior to occupancy. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project. **The applicant may augment the parking supply without a Modification Permit by adding spaces west of Building ‘A’ and east of Building ‘C’ as long as open space requirements continue to be met.**

36. **Prior to issuance of building and grading permits, the applicant shall provide evidence that a single point of contact has been designated for adjacent neighbors including residents of the Southview Terrace and Grandview Terrace development to address nuisance issues such as dust, construction vehicle access and parking that may arise during construction.**

**3. Overnight Parking Regulation for Oversize Vehicles in the Public Right-of-way CP16-0090**

Coastal Permit to recognize the approval of an ordinance of the City of Santa Cruz amending section 10.04, 10.40 and 10.41 of the Santa Cruz Municipal Code pertaining to regulation of overnight parking for oversize vehicles. (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 continue the item to the Zoning Administrator meeting of June 1, 2016; no additional noticing for this item.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator continued the item to the Zoning Administrator meeting of June 1, 2016; no additional noticing required for this item.

**4. Temporary Conversion of Public Parking Spaces to Residential Spaces CP16-0091**

Coastal Permit to convert up to 25 metered public parking spaces to residential parking spaces from Memorial Day to Labor Day on weekends and holidays from 9:00 a.m. to 9:00 p.m. in Beach Hill Area. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed 4/27/16) MF

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This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

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

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Marlin Granlund

SPEAKING FROM THE FLOOR WITH CONCERNS:

Don Webber

William head

Chris Ferrante

Barb Sisson

Joan Colonna

Robyn Marshall

Marla Celli

CORRESPONDENCE RECEIVED WITH CONCERNS:

Chris Ferrante

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 for temporary conversion of public parking spaces to residential spaces for a period of two years from Memorial Day to Labor Day on weekends and holidays from 9:00 a.m. to 9:00 p.m. in Beach Hill Area. subject to the findings and conditions contained in the staff report.

**Adjournment—11:04am**

The next Zoning Administrator meeting will be held on, June 1, 2016 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

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**ERIC MARLATT, ZONING ADMINISTRATOR**

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 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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.