

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

August 3, 2016  
10:00 A.M. SESSION

Staff Present:       Alex Khoury, Zoning Administrator  
                          Linda Miranda, Recording-Secretary

Audience:           10 members of the public

Alex Khoury, Zoning Administrator, called the meeting to order at 10:00 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 Alex Khoury

**Oral Communications—None**

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

**Public Hearings**

Old Business - None

New Business

- 1.     203 Younglove Avenue                           CP16-0068                           APN 004-131-37**  
Administrative Use Permit to add a second floor to an existing detached garage to create an Accessory Dwelling Unit on a site with a single family dwelling in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (C. Cole owner/filed: 4/5/16) NC  
**Recommendation:** That the Zoning Administrator acknowledges the environmental determination and approves 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.

Action Minutes

SPEAKING FROM THE FLOOR:

Marc Blumberg  
Kai Cole  
Christopher Cole  
John Buchannan

SPEAKING FROM THE FLOOR WITH CONCERNS:

Richard Nelson  
George Reynolds  
Susan Cullen

No one else wished to speak and the public hearing was closed.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator continued the item indefinitely, and asked the applicants to submit a Historical Survey Report and demolition plan for the barn prior to rescheduling the item.

- 2. 2611 Mission Street CP16-0113 APN 003-021-03**  
Major Modification of Application No. 97-162 to add three antennae and six Radio Remote Units to an existing monopole in the IG/PER2 zone district. (Environmental Determination: Categorical Exemption) (Pfyffer Associates owner/filed: 6/8/16) MF  
**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Major Modification of Application No. 97-162, 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 Haddock

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 2611 Mission St., subject to the findings and conditions contained in the staff report.

**Adjournment—10:50am**

The next Zoning Administrator meeting will be held on August 17, 2016 at 10:00 a.m. in the City Council Chambers.

Action Minutes

**APPROVED:**

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**ALEX KHOURY, 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.