



ZONING ADMINISTRATOR

Regular Meeting

10:00 a.m., Wednesday, August 17, 2016

City Council Chambers

809 Center Street

Call to Order by Deputy Zoning Administrator Ryan Bane

Oral Communications

Announcements - No action shall be taken on these items.

Public Hearings

Old Business -

Continued from the Zoning Administrator Meeting of July 20, 2016.

- 1. 338 FREDERICK STREET CP16-0040 APN 011-092-62**
Design Permit to legalize the conversion of an attached garage and enclosed deck to habitable space, and construct a two-story addition to an existing two-story single-family residence, a detached carport and a detached shed on a substandard lot in the R-1-5 zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (COLIN AND MARYANNE CAMPBELL owner/filed: 2/25/2016) NC
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

New Business

- 2. 724 RIVERSIDE AVENUE CP16-0002 APN 007-401-24**
Design Permit to legalize lower floor conversion of a 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 zoning district 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 acknowledges the environmental determination and approves Design Permit and Variance per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".
- 3. 125 WALK CIR CP16-0080 APN 004-162-22**
Design permit for a first and second story addition to an existing two-story home on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (JOSHUA FODOR, owner/filed: 4/12/2016) CS
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

- 4. 1101 Pacific Ave. #C & #D CP16-0140 APN 005-141-20**
Administrative Use Permit (Use Determination) to allow for a candle making business to occupy a ground floor tenant space of a mixed use building in the CBD Zone District (Pacific Avenue Retail District Subarea of the Downtown Recovery Plan). (Environmental Determination: Categorical Exemption) (CANFIELD LAUREL & PACIFIC LTD, owner/filed: 7/18/2016) SH
Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves Administrative Use Permit (Use Determination) 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 September 7, 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.