



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, October 19, 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 - None

New Business

1. 214 Gharkey Street

CP16-0177

APN 004-232-17

Administrative Use Permit to construct a two story ADU ten feet from the rear property line and to recognize a bathroom in a non-habitable accessory structure (workshop) on a property located in the R-1-5 district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Michael Morrish, applicant/filed 9/6/16) MF

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".

2. 135 Vista Branciforte

CP16-0099

APN 009-012-38

Minor Land Division to re-subdivide two lots into three lots and a Heritage Tree Removal Permit to remove six heritage trees on a property located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Mark Grofesik, applicant /filed 5/12/16) MF

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

3. 413 Laurel Street

CP16-0148

APN 007-012-04 & -06

Administrative Use Permit for a Use Determination to allow for conversion of an office building to two residential units (on the first floor and subterranean level) and a commercial unit in an existing building in the C-N zone district. (Environmental Determination: Categorical Exemption) (VISTA CENTER FOR THE BLIND, owner/filed 7/27/16) SH

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".

4. 1315 Water St.

CP16-0117

APN 009-253-09

Administrative Use Permit and Sign Permit to establish a low risk alcohol outlet (brewpub) with an outdoor seating area on a parcel located within the C-C zone district. (Environmental Determination: Categorical Exemption) (GIBSON JEANNINE MARIE TRUSTEE, owner/filed 6/15/16) SH

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Administrative Use Permit and Sign Permit 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 November 2, 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.