



**ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, November 2, 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 10/19/16

1. 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 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 per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

New Business

2. 121 Campbell Street CP16-0137 APN 007-401-12

Design Permit to legalize conversion of a portion of a permitted, detached garage to a 799 square foot 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. (Environmental Determination: Categorical Exemption) (D. Schwartz Trustee owner/filed: 7/14/16) NC

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

3. 1218 Ocean Street CP16-0181 APN 008-251-23

Administrative Use Permit for an automotive service use (transmission repair) to occupy an existing commercial building and a Sign Permit to construct a new freestanding sign and wall sign on a property located in the C-C zone district. (Environmental Determination: Categorical Exemption) (James and Lorna Jordan owner/filed: 9/12/16) RG

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".

4. 204 Church St.

CP16-0169

APN 005-048-07

Administrative Use Permit and Sign Permit to establish a low risk alcohol outlet (wine tasting room) with a wall sign in a multi-tenant building located in the CBD zone district. (Environmental Determination: Categorical Exemption) (Cedar Church Property LLC; owner/filed: 9/12/16) 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 16, 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.