



## ZONING ADMINISTRATOR

### Regular Meeting

10:00 a.m., Wednesday, December 21, 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 -

New Business

1. 107 Nevada Street CP16-0038 APN 004-274-46  
Conditional Fence Permit to allow for the installation of a five foot six inch maximum height fence in the exterior side yard on a lot in the R-1-5 Zone District. (Environmental Determination: Categorical Exemption) JOHN GAMMAN, owner/filed: 2/24/16. CS  
**Recommendation:** That the Zoning Administrator acknowledges the environmental determination and approves the Conditional Fence Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

**This item was advertised in error. Project does not require an Administrative Use Permit or public hearing.**
2. 140 Averitt Street CP16-0178 APN 002-222-19  
Administrative Use Permit to demolish existing garage and construct a detached two-story Accessory Dwelling Unit above a garage on a site with a single-family dwelling in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) SHIRLEE J THORNE ETAL, owner/filed: 9/6/16. NC  
**Recommendation:** That the Zoning Administrator acknowledges that the project was advertised in error and that it does not require an Administrative Use Permit or public hearing.
3. 126 Penguin Court CP16-0049 APN 002-651-03  
Design Permit to construct a two-story dwelling that exceeds 4000 square feet in the R-1-10 zone district. (Environmental Determination: Categorical Exemption) SHASHI RAMCHANDANI, owner/filed: 3/9/16. CS  
**Recommendation:** That the Zoning Administrator acknowledges the environmental determination and approves the Design Permit per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

**4. 504 Wilkes Circle**

**CP16-0208**

**APN 004-173-01**

Design Permit to construct a first floor addition and a second floor balcony to a single-family residence on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) JOHN SEARS, owner/filed: 10/19/16. RG

**Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Design 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, January 18, 2017 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](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.