ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING

Civic Auditorium, Tony Hill (Room ABC)
307 Church St.
Santa Cruz, CA 95060

August 21, 2013
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Linda Miranda, Recording-Secretary

Audience: Six members of the audience.

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 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 $500, unless the project is appealable to the California Coastal Commission.

Call to Order by Zoning Administrator Eric Marlatt

Oral Communications—None

Announcements – No action shall be taken on these items.

Public Hearings

Old Business - None

New Business

1. 127 Fair Avenue CP13-0066 APN 003-283-03
Minor Land Division to create two lots, Demolition Authorization Permit to demolish existing dwelling, and Design Permit to construct a 3,677 square foot two-story dwelling on one of the lots in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption.) (Larry Christman, owner/filed: 5/13/2013) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Minor Land Division and Demolition Authorization and Design Permits based on the findings and Conditions of Approval listed in Exhibit "A".

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.

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Larry Christman
Margaret & Steven Brodsky
Chris Ryan

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 127 Fair Ave., subject to the findings and conditions contained in the staff report; with revised condition 24 and deleted condition 25.

Revised Condition 24:

24. The applicant shall obtain a Demolition Permit from the Building Department. ~~Prior to issuance of the demolition permit, the applicant shall:~~

- ~~Obtain a building permit for the construction of the new residence.~~
- ~~Schedule a Special Inspection with the Building Department to determine whether the existing building has potential for relocation off-site. If the Building Official determines that the building is capable of being moved without damage to significant trees and/or landscaping, the applicant shall be required to comply with the requirements of Section 24.190 of the Zoning Ordinance.~~

Deleted Condition 25:

~~25. Prior to issuance of a building permit, the applicant shall incorporate the following modifications into the building and site plans, subject to review and approval by the Zoning Administrator:~~

Revised Agenda Report Finding 9:

9. The project which will replace the demolished unit has been approved by the city, and an appropriate building permit will be issued.

~~A condition of approval requires the applicant to obtain a building permit for the new residence prior to issuance of a demolition permit~~. **The Zoning Administrator finds, based on a site visit and photos submitted by neighbors at the hearing that the existing residence is in an extreme state of disrepair. Further, the neighbors testified that the residence has become an attractive nuisance with vagrants often times occupying the structure resulting in calls to the Police Department. Therefore, the Zoning Administrator has not elected to impose a condition requiring issuance of a building permit for the replacement dwelling before the residence is demolished.**

Adjournment: 10:16am

The next Zoning Administrator meeting will be held on September 4, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:

Eric Marlatt, ZONING ADMINISTRATOR