ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, February 5, 2014
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 Zoning Administrator Meeting, January 15, 2014)**

1. 216 Jessie Street CP13-0144 APN 010-161-01
Coastal Permit for fencing and path improvements in the Jessie Street Marsh area in the RL zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 9/27/2013) MF
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Coastal Permit, based on the findings noted in the staff report and the Conditions of Approval, listed in Exhibit "A".

New Business

2. 121 Sacramento Avenue CP13-0183 APN 003-262-09
Design Permit and Coastal Permits to construct a first and second-story addition to an existing one-story single-family residence and a new detached two-car garage on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Stewart, R. Dennis & Martha A., Trustees, owner/filed: 11/18/2013) JL
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit and Coastal Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

3. 1007 Broadway CP13-0123 APN 010-071-29
Design Permit for a first- and second-story addition to a single-family residence on a substandard lot in the RL zone district (Environmental Determination: Categorical Exemption) (Searson, Andrew D. & Leslie A. H/W, owner/filed: 9/10/2013) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit, based on the findings noted in the staff report and the 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.

4. 400 Beach St CP13-0198 APN 007-321-04

Coastal and Design Permit to construct an access ramp to connect Beach Street bikeway to San Lorenzo River Trestle Bridge. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Co, owner/filed: 12/19/2013) MF

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit and Coastal Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

5. 127 Santa Cruz St CP13-0155 APN 004-244-03

Demolition Authorization Permit and Design Permits to demolish a single family dwelling and construct a two-story, 3,003 square foot replacement dwelling, and a detached 554 square foot Accessory Dwelling Unit above a three-car garage on a lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (Mazzone Nick Trustee, owner/filed: 10/8/2013) Coastal Permit Exclusion. MF

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization Permit and Design Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

6. 528 Seabright Ave CP13-0171 APN 011-163-12

Administrative Use Permit to allow outdoor seating at an existing restaurant in the CN (Neighborhood Commercial) zone district. (Environmental Determination: Categorical Exemption) (Kim James Hong & Nancy Ok H/W, owner/filed: 10/31/2013) MF

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit, based on the findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on February 19, 2014 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 dollar ($500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.