

ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING
City Council Chambers
809 Center Street
Santa Cruz, Ca 95060
March 3, 2010
10:00 A.M. SESSION

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

Other: Two members of the audience.

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:00 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 Hearing

New Business

1. **226 Chico Ave** **CP10-0008** **APN 003-261-22**
Design Permit to construct a 205 square foot addition to a 3,053 square foot single-family dwelling on a substandard lot in the R-1-5/CZO/SPO zone district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Maze Mervyn & Janet Wyner Trustees, owners/filed: 1/21/2010) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination of a Categorical Exemption and approve the Design Permit based on the attached Findings and Conditions of Approval in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:
Cove Britton

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 226 Chico Ave., subject to the findings and conditions contained in the staff report.

- 2. 328 Ingalls Street, #A CP09-0077 APN 003-095-06**
Administrative Use Permit to establish a winery, coffee roasting, and wine tasting room in an existing industrial building in the IG/PER2 zone district. (Environmental Determination: Categorical Exemption) (Ingalls Street Partners, LLC, owner/filed: 12/17/2009) NC
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the attached Findings and Conditions of Approval in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Deidre Hamilton

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator acknowledged the environmental determination and approved the project at 328 Ingalls St., #A, with added conditions 17 and 18 subject to the findings and conditions contained in the staff report.

ADDED CONDITIONS 17 & 18:

- 17. Approval of this application does not include use of the outdoor patio adjacent to the tenant space for consumption of food or drink purchased on the premises. Any use of the adjacent patio for this purpose shall require an Administrative Use Permit in accordance with Section 24.12.190.1.m of the Zoning Ordinance.**
- 18. Retail sales of coffee, wine and/or other retail items shall not exceed a combined total floor area of 1,000 square feet.**

Adjournment

The Zoning Administrator adjourned the meeting at **10:07 a.m.** to the next regularly scheduled meeting of March 17, 2010 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR