

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

March 16, 2011
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
 Linda Miranda, Minutes

Other: Eleven members of the audience.

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:02 a.m. in the Council Chambers. He welcomed the public to the meeting and read the item 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—Mr. Dean Iluliano spoke of his concerns regarding the outdoor seating/parking issues for Burger, a restaurant, located at 1520 Mission St. The Zoning Administrator referred Mr. Iluliano to the Planning Counter to further discuss his concerns relative to permitting for any outdoor seating improvements, but cautioned him that outdoor seating is not regulated through the parking ordinance.

Announcements – No action shall be taken on these items.

- 1. 1618 Mission Street CP10-0097 APN 002-235-18**
Six-month review to consider the hours of operation of an Administrative Use Permit to allow the sale of beer and wine in an existing restaurant in the CC zone district. (Environmental Determination: Categorical Exemption) (Iluliano Dominick & Dolores A T, owner/filed: 6/14/2010) **MF**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Miriam Kuusik
Lieutenant Richards

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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 1618 Mission St., subject to the findings and conditions contained in the staff report; with revised condition #11.

REVISED CONDITION #11.

11. Alcohol service to the patio area is prohibited after ~~9:00 p.m.~~ **10:00 p. m.**

- 2. 214 Mira Vista Drive CP10-0020 APN 002-151-31**
Design Permit and Slope Modification Permit for a second story addition to a single family dwelling located eleven feet from a thirty percent slope and on a substandard lot in the R-1-5 zone district. (Environmental Determination: Categorical Exemption.) (Kluzniak, Wiktor & Sandra, owner/filed: 2/17/2010) **NC**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design and Slope Modification Permit based on the Conditions of Approval, listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Wiktor Kluzniak

SPEAKING FROM THE FLOOR WITH CONCERNS:

Mike Burtch

Mark Robb

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

ZONING ADMINISTRATOR ACTION:

The Zoning Administrator **CONTINUED** the item to April 20th directing the applicant to cause preparation of a geotechnical investigation and drainage plan as outlined in recommended Condition #12.

- 3. 119 National St CP10-0167 APN 004-261-35**
Administrative Use Permit to establish a second story accessory dwelling unit above a detached garage on lot developed with a two story dwelling in the R-1-5 /CZO zone district. (Environmental Determination: Categorical Exemption) (Megan, Daniel & Becky Nutt, owner/filed: 11/8/2010) **NC**
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the Conditions of Approval, listed in Exhibit "A".

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The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Dan Nutt

SPEAKING FROM THE FLOOR WITH CONCERNS:

Francis Lucas

Mike Michel

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 119 National St., subject to the findings and conditions contained in the staff report; with revised condition #17 (2ND bullet point).

REVISED (2ND BULLET POINT) IN CONDITION #17.

17. Plans submitted for building permit application shall be subject to review and approval by the Zoning Administrator and shall include the following:

- ~~revised Accessory Dwelling Unit entry area to include means of protecting residents from the elements~~ **elimination of the window adjacent to the entrance door.**

Adjournment—11:04 a.m.

The next Zoning Administrator meeting will be held on April 6, 2011 at 10:00 a.m. in the City Council Chambers.

APPROVED:

Eric Marlatt, Zoning Administrator