

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

May 18, 2011  
10:00 A.M. SESSION

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

Audience: 3

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 Hearings**

Old Business — (Continued from the Zoning Administrator Meeting of April 6, April 20 and May 4, 2011)

1. **303 Beach Street** **CP09-0025** **APN 007-215-05**

Twelve-month review of the Administrative Use and Coastal Permits to serve beer, wine and distilled spirits (Type 47 License) in conjunction with a restaurant in an existing commercial building in the RT(C), SP-O, CZ-O zoning districts. (Environmental Determination: Categorical Exemption) (A. R. Bruno, owner/filed: 9/29/09) **MA**

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 Categorical Exemption and Twelve-month review for the Administrative Use and Coastal Permits based on the Conditions of Approval listed in Exhibit "A".**

The Zoning Administrator summarized the report.

The Zoning Administrator received an email from Mr. Bruno, requesting a continuance, to provide sales receipts; to discuss his request for extended hours of operation, and to meet with Mr. Bill Tiesling, Chamber of Commerce, Police Dept. and Planning staff to discuss his options.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator **CONTINUED** the item to the Zoning Administrator meeting of July 6, 2011; this item will not be renoticed/readvertised.

New Business

*Agenda taken out of order, agenda item #2 was heard...*

2. **1305 Fair Avenue** **CP11-0046** **APN 003-042-27**  
Design Permit and Minor Modification to SUP/DP 80-179 to allow reconfiguration of a previously-approved parking layout and Administrative Use Permit for a Use Determination to allow a recording studio within an existing commercial/industrial building in the CC (Community Commercial) Zone District. (Environmental Determination: Categorical Exemption) (Reinsma, Albertus & Judith Alli, owner/filed: 4/6/2011) **NC**  
**Recommendation: That the Zoning Administrator acknowledge the Categorical Exemption and approve the Design Permit and Minor Modification and 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:

Charlie Eadie

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 1305 Fair Ave., subject to the findings and conditions contained in the staff report; with revised conditions #5 and #16.

**REVISED CONDITIONS 5 & 16:**

5. An administrative review of this permit shall be conducted in six months from final occupancy of the recording studio to review the parking situation and to ensure conformity with conditions of approval.
16. Parking spaces will be designed and established in accordance with Section 24.12.200 Off-street Parking and Loading Facilities. Applicant shall install bollards or similar acceptable material and landscape treatment subject to review and approval by the Public Works department and Zoning Administrator that will insure vehicles will not encroach onto the public sidewalk area. All landscaping and parking improvements shall be installed prior to occupancy of the tenant space for the recording studio.

**Adjournment—10:11am**

The next Zoning Administrator meeting will be held on June 1, 2011 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

**ERIC MARLATT, ZONING ADMINISTRATOR**