



ZONING ADMINISTRATOR
Regular Meeting
10:00 a.m., Wednesday, February 15, 2012
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 the Zoning Administrator's meeting of January 18, 2012.

1. 2656 Mission St. CP11-0148 APN 002-542-01
Administrative Use Permit to allow off-site parking for various vehicles in an Industrial (IG Per2) zoning district. (Environmental Determination: Categorical Exemption) (Locatelli, Sal J., owner/filed: 10/5/2011) MA
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit subject to the Findings and Conditions listed in Exhibit "A".

New Business

2. 2331 Mission Street CP11-0180 APN 003-042-22
Administrative Use Permit to establish a wine tasting facility with outdoor seating in a commercial building in a multi-tenant commercial center (Mission Center) in the CC zone district. (Environmental Determination: Categorical Exemption) (2335 Mission Center One LLC ET, owner/filed: 12/15/2011) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit subject to the Findings and Conditions of Approval listed in Exhibit "A".
3. 1540 Pacific Avenue CP11-0151 APN 005-051-01
Extension Area Permit to install seating on the exterior of the VERVE coffee roasting company in the CBD zone district. (Environmental Determination: Categorical Exemption) (Rittenhouse Building and Investment, owner/filed: 10/12/2011) MF
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Revocable License subject to 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.

4. 1424 West Cliff Dr. CP11-0062 APN 003-282-43
Coastal, Administrative Use, and Design Permits to remodel an existing single-family dwelling and add a detached garage with Accessory Dwelling Unit above on a substandard lot in the R-1-5/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (Ertl, Cassandra B. et al, owner/filed: 5/11/2011) 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, Coastal and Administrative Use Permits based on the Findings and the Conditions of Approval listed in Exhibit "A".

Adjournment

The next Zoning Administrator meeting will be held on March 7, 2012 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.
