

# ACTION MINUTES OF THE ZONING ADMINISTRATOR

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

February 15, 2012  
10:00 A.M. SESSSION

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

Other: 10

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 items to be heard at this morning's meetings, 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 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'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".**

The Zoning Administrator indicated that the item would be continued, and asked if there were any audience members present to speak to the item.

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

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item the Zoning Administrator meeting of March 21, 2012, as requested by the applicant, to meet with staff and discuss recommended conditions of approval.

**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".**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Denis Hoey  
Benjamin Ow

**SPEAKING FROM THE IN FAVOR OF USE.**

William Ow  
George Ow Jr.  
Nick Llewellyn

**CORRESPONDENCE RECEIVED IN SUPPORT:**

Micah Breeden, Allterra, 2/7/12  
Erin Justus Lampel  
Paige Nutt  
Chris Wagner-Jauregg

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 2331 Mission St., subject to the findings and conditions contained in the staff report; with deletion of condition 15, and revised conditions 16 and 18.



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".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Doug Silveira, designer

CORRESPONDENCE RECEIVED WITH CONCERNS:

Todd Sallo

James Gill

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 1424 West Cliff Dr., subject to the findings and conditions contained in the staff report; with revised condition 16 and added condition 25.

**Revised Condition 16:**

16. The applicant will provide a revised landscape plan for the street side yard to reduce the height of the hedge in the clear vision area on either side of the driveway to no more than 42 inches above finished grade. **The remainder of the non-conforming hedge may remain at its current height of 72-inches. The revised landscape plans shall show an arbor height of no more than 42-inches except for a 10 foot high by 10 foot wide section as allowed by Section 29.12.160. a (3) of the Zoning Ordinance.**

**Added Condition 25:**

25. **Final building plans shall contain a note requiring the property owner or contractor to schedule an inspection with planning staff following completion of the demolition work but prior to framing to confirm that demolition has occurred in accordance with the approved plans.**

## Adjournment—10:41

The next Zoning Administrator meeting will be held on March 7, 2012 at 10:00 a.m. in the City Council Chambers.

APPROVED:

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ERIC MARLATT, ZONING ADMINISTRATOR