

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

February 20, 2013
10:00 A.M. SESSION

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

Audience: 6

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 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 - None

New Business

1. **150 Dubois St., Suite E CP12-0192 APN 001-271-01**
Minor Modification to Administrative Use Permit (06-214) to allow change of operations of existing beer brewing facility with beer tasting room to include food service with regular beer sales in the General Industrial zoning district. (Environmental Determination: Categorical Exemption) (Marc Rosenblum, owner/ filed: 11/19/2012) **MA Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the Conditions of Approval, listed in Exhibit "B".**

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.

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The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Marc Rosenblum

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of March 20, 2013; to allow the Police Dept., to address proposed hours of operation and the applicant's request to allow outdoor seating and service of alcohol from the patio area; this item will be re-noticed and re-advertised.

2. 616 Arroyo Seco CP12-0183 APN 002-251-09
Design Permit for a Large House to convert a portion of the existing basement area to habitable space in an existing single-family dwelling all of which will exceed 3,000 square feet. (Environmental Review: Categorical Exemption) (Gregory R. Flowers, Trustee, owner/filed: 11/5/2012) MA
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based upon the Conditions of Approval, listed in Exhibit "B".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Dave McClure

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 subject to the findings and conditions contained in the staff report; striking condition 11.

STRIKING CONDITION 11:

~~11. Fire sprinklers may be required. Plans and specifications subject to review and approval by the Fire Department.~~

3. 315 Mission Street CP12-0177 APN 006-402-12
Conditional Fence Permit to construct a six-foot-tall wood fence along property line on exterior side yard of house located in the R-1-5 zoning district. The site is listed on the City Historic Building Survey. (Environmental Determination:

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Categorical Exemption) (Guthrie, William H/W CP RS et al, owners/filed:
10/29/2012) MF

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Conditional Fence Permit based upon the Conditions of Approval, listed in Exhibit "B".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Bill Guthrie

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 subject to the findings and conditions contained in the staff report; with added condition 11.

ADDED CONDITION 11:

11. Final fence layout shall avoid impacts to the oak tree located adjacent to the western (Chestnut Street Extension) property line. Prior to commencement of construction the applicant shall schedule an inspection by the City Arborist to finalize fence layout/configuration techniques to ensure the oak tree is not impacted.

Adjournment—10:30am

The next Zoning Administrator meeting will be held on March 6, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:

ERIC MARLATT, ZONING ADMINISTRATOR