# ACTION MINUTES OF THE ZONING ADMINISTRATOR MEETING

City Council Chambers 809 Center Street Santa Cruz, CA 95060

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

Staff Present: Eric Marlatt, Zoning Administrator

Linda Miranda, Recording-Secretary

Audience: 8

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. 55 Municipal Wharf B CP12-0219 APN 007-391-01 Administrative Use Permit to expand a 1,074 square foot wine bar by 657 square feet in an existing building in the Beach Commercial zone district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 12/20/2012) NC Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the findings and Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

**Action Minutes** 

#### SPEAKING FROM THE FLOOR:

Larry Jackson

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 55 Municipal Wharf B, subject to the findings and conditions contained in the staff report.

2. 2032 East Cliff Dr. CP12-0173 APN 010-302-13

Slope Modification and Coastal Permit to recognize construction of a patio on a 30 percent slope area on a property developed with a single-family dwelling located in an RL/CZO/SPO zone district. Tree Removal Permit to allow the removal of a Monterey Cypress. (Environmental Determination: Categorical Exemption) (Starr, Richard R. & Lynne Sampson, owner/filed: 10/17/2012)

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 Slope Modification and Coastal Permit based upon 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:

Bert Lemke

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 2032 East Cliff Dr., subject to the findings and conditions contained in the staff report; with revised condition 3.

#### **REVISED CONDITION 3:**

- 3. This permit is a result of a code enforcement action and therefore shall be exercised within six months of the date of final approval or it shall become null and void. date of final approval of the City may pursue code enforcement action under Title 4 or the Municipal Code.
- 3. 150 Dubois St., Ste. 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, and to allow outdoor seating, in the General Industrial zoning district. (Environmental Determination: Categorical Exemption) (Marc Rosenblum, owner/ filed: 11/19/2012)

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Minor Modification to Administrative Use Permit (06-214) based upon 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:

Marc Rosenblum

The applicant noted that the advertised description was incorrect, and should have been advertised as a Major Modification rather than a Minor Modification. The Zoning Administrator confirmed this to be correct, though the main difference between the two is that a Major Modification requires a public hearing. Since a public hearing is occurring, the legal requirement is met.

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 150 Dubois St Ste 3., subject to the findings and conditions contained in the staff report; with revised conditions 2; 18 and 23.

#### Revised Conditions 2; 18; & 23:

- 2. This permit shall be exercised within one three (3) years of the date of final approval or it shall become null and void.
- 18. Alcohol service should be limited to the interior tasting room <u>and exterior seating area</u> only. Proper signage should be posted to restrict alcohol from being taken into the adjacent parking area.
- 23. **Prior to commencement of alcohol service on the patio**, applicant shall install 36 inch high permanent barriers around the outdoor seating area to prevent alcohol from leaving the area in accordance to existing ABC license requirements.
- 4. 150 Marine Parade CP13-0001 APN 010-254-32

Design Permit to construct a first- and second-story addition to a two-story, single-family dwelling located on a substandard lot in the R-1-5/CZ-O zone district. (Environmental Determination: Categorical Exemption) (Meisser, Everett L. Jr. & Lisa M., owner/filed: 1/8/2013)

Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based upon the findings and the Conditions of approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

**Action Minutes** 

The public hearing was opened.

### **SPEAKING FROM THE FLOOR:**

Dana Clarke, Agent

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 150 Marine Parade, subject to the findings and conditions contained in the staff report.

## Adjournment-10:16am

The next Zoning Administrator meeting will be held on April 3, 2013 at 10:00 a.m. in the City Council Chambers.

APPROVED:	
	ERIC MARLATT, ZONING ADMINISTRATOR