

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

February 19, 2014  
10:00 A.M. SESSION

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

Audience:           11

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.

The Zoning Administrator announced that 4 of the 5 items (701 Beach St, was also continued to the March 19, 2014, Zoning Administrator Meeting) would be continued, noting, that it was a fairly unusual set of circumstances. The project planner was out ill and consequently, insufficient staff time to complete agenda reports. He apologized to those in attendance.

- 711 Pacific Ave. continued to 3/19/14 (to allow council to consider a request for a traffic impact fee exemption).
- 301 Beach St., continued to 3/5/14, this item will be re-noticed and re-advertised
- 932 West Cliff Dr., continued to 3/19/14, not 3/5/14, as noted on the agenda; this item will be re-noticed and re-advertised.
- 1222 West Cliff Dr. continued to March 5, 2014.

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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

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**Old Business** - Continued from the Zoning Administrator meeting of December 4, 2013

1. 711 Pacific Avenue CP13-0026 APN 007-021-06  
Administrative Use Permit to establish a low-risk alcohol establishment (restaurant/sports bar with a Type 47 license) in a two-story building previously occupied by a high-risk alcohol establishment on the first floor (bar with a Type 48 license) and hotel rooms on the second floor, and to re-establish a non-conforming parking demand in accordance with Section 24.18.070.1 of the Zoning Ordinance. Property is located in the CB-D(E) zone district. (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion) (Lee, Calvin Quon, Jr. & Tina Yim, owner/filed: 3/11/2013) NC  
Recommendation: That the Zoning Administrator continue this item to the Zoning Administrator meeting of March 19, 2014.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of March 19, 2014.

**New Business**

2. 701 Beach Street CP13-0173 APN 007-263-06  
Administrative Use, Design and Coastal Permits to install 12 roof-mounted wireless communication devices on an existing building in the RT (E)/CB/CZO/SPO zoning districts for the AT&T Company. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, owner/filed: 10/31/2013) 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 Administrative Use, Design and Coastal Permits based on the attached Findings noted in the staff report and the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Erik Breedlove  
Betty Saxon  
Lynn Bruno

**SPEAKING FROM THE FLOOR WITH CONCERNS:**

Michael J. Smith  
Brian Eddy  
Maureen Smith

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

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**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED (closed) the item to the Zoning Administrator meeting of March 19, 2014, allowing the applicant time, to provide radio-frequency (RF) project/baseline study analysis. The Zoning Administrator indicated that he may re-open the hearing depending upon the results of the RF analysis. This item will not be re-noticed/re-advertised.

3. 301 Beach Street CP13-0076 APN 007-215-01  
Coastal and Design Permits to construct an addition to an existing hotel with two new hotel rooms, lobby, breakfast area, office/lounge, manager's unit, and an indoor pool on a property located in the RTC/SPO/CZO zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Hotel Corporation, owner/filed: 6/3/2013) JL  
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 continue this item to the Zoning Administrator meeting of March 5, 2014.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of March 5, 2014; this item will be re-noticed and re-advertised.

4. 932 West Cliff Dr. CP13-0172 APN 004-202-27  
Demolition Authorization Permit, Coastal Permit and Design Permit to demolish an existing 986 square foot single-family dwelling; construct a new 2,475 square foot, two-story, single-family dwelling and a 500 square foot Accessory Dwelling Unit on top of a detached 552 square foot garage in the R-1-5/SP-O/CZ-O/WCD-O zone district. (Environmental Determination: Categorical Exemption) (Kavanaugh, William T. & Elizabeth, owners/filed: 10/31/2013) 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 continue this item to the Zoning Administrator meeting of March 5, 2014.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of March 19, 2014, and not March 5, 2014, as indicated on the agenda. This item will be re-noticed/re-advertised.

5. 1222 West Cliff Drive CP13-0180 APN 003-293-05  
Design and Coastal Permits to add 1,014 square feet to an existing one-story, 1,250 square foot dwelling on a standard R-1-5 lot in the West Cliff Drive Overlay District. (Environmental Determination: Categorical Exemption) (Brusato, Marian Rae, Co-Trustee and owner/filed: 11/13/2013) 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 continue this item to the Zoning Administrator meeting of March 5, 2014.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of March 5, 2014.

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**Adjournment—10:36am**

The next Zoning Administrator meeting will be held on Wednesday March 5, 2014 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

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**ERIC MARLATT, ZONING ADMINISTRATOR**

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](http://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.