

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

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

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

Audience: Approximately 20

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.

Public Hearings

Old Business

Continued from the Zoning Administrator meeting of February 19, 2014

- 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 acknowledge the environmental determination and approve the Administrative Use Permits based on the Findings in the staff report and the Conditions of Approval attached as 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.

ACTION MINUTES

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of April 16, 2014, at the request of the applicant. This item will not be re-noticed or re-advertised.

Continued from the Zoning Administrator meeting of February 19, 2014

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 and Design Permits based on the Findings in the staff report and the Conditions of Approval attached as Exhibit "A."

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Erik Breedlove
Betty Saxon

CORRESPONDENCE RECEIVED WITH CONCERNS

Michael Smith

SPEAKING FROM THE FLOOR WITH CONCERNS:

Michael Smith
Margaret Smith

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

New Business

3. **932 West Cliff Dr. CP13-0172 APN 004-202-27**
Demolition Authorization Permit, Heritage Tree Removal 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. One heritage tree will be removed as a result of this project. (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.

ACTION MINUTES

RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Demolition Authorization, Heritage Tree removal, Design and Coastal Permits based on the findings listed in the staff report and the Conditions of Approval attached as Exhibit "A."

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

James Lloyd
Bill Kavanaugh

SPEAKING FROM THE FLOOR WITH CONCERNS:

Eric Puckman
Wendie Ward
Gillian Greensite
John Bergwall

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, 932 West Cliff Dr., subject to the findings and conditions contained in the staff report; with revised conditions 10; 12; 14 and added conditions 36 and 37.

REVISED CONDITIONS 10; 12; 14; and added conditions 36 and 37:

- 10.** The final building plans shall include all of the recommendations for tree fencing, foundation design and pruning for trees number one and two as identified in the arborist report. The final plans shall be reviewed and approved by the Zoning Administrator for conformance with the arborist recommendations. **Prior to final inspection of the building permit, the project planner shall coordinate a site inspection with the City Arborist to confirm the tree pruning has occurred in accordance with the arborist report.**

- 12.** An archaeological monitor shall be present during any subsurface excavations, earth-disturbing activities including the demolition of the house, paving and installation of the proposed foundation and any required trenching **in a manner consistent with the recommendations contained in the archeological report.** The applicant shall provide the schedule for construction and a signed contract for the monitoring, **prior to issuance of a building permit.**

ACTION MINUTES

- ~~9. Final building plans shall show compliance with the following and are subject to review and approval by the Fire Department:~~
- ~~▪ Exiting shall meet requirements of the California Building and Fire Codes;~~
 - ~~▪ The existing fire alarm system shall be augmented/modified as per the California Fire Code and National Fire Protection association Standard 72 with a separate permit obtained from the City Fire Department;~~
 - ~~▪ Fire extinguishers shall be provided per the California Fire Code and California Code of Regulations Title 19;~~
 - ~~▪ Knox Box shall be provided with master key system to the commercial spaces, common areas, and all utility rooms;~~
 - ~~▪ Signage (minimum 2 inch white lettering on red background) shall be provided on main electrical, gas and water shut-offs, sprinkler riser room, fire alarm control room, and elevator machinery room; and~~
 - ~~▪ Suppression System details shall be installed or verified with a separate permit obtained from the City Fire Department.~~
10. **Prior to issuance of an Entertainment Permit, the applicant shall submit documentation for** ~~building plans shall show compliance with the following and are subject to review and approval by the Police Department~~ **and install (if applicable):**
- ~~Installation of~~ Surveillance cameras which shall monitor the exterior areas of the business, and all ingress, egress and stairs into the building with recording capabilities accessible to police within 24 hours;
 - Lighting within the interior and exterior areas of the business shall be properly maintained and in working order;
 - “No Smoking” signs shall be clearly posted;
 - Trespass Letter shall be obtained from the Police Department;
 - Any amplified music or event as defined by 9.40.010 CMC shall require an amplified music permit;
 - Uniformed Security is required to be provided for any events with amplified music or beer and wine;
 - Any and all service of alcoholic beverages requires a Daily License Application/Authorization form (ABC-221) and is subject to review and approval by the Police Department and State Alcohol Beverage Control;
 - A Management Plan shall be prepared which shall include use limitations as defined in applicant’s 2014 Use permit description of use, contact information (i.e. website, online access) of community relations staff person; measures to prevent loitering (gate or fencing around the entryway to the building **which may be, subject to review and approval of the County Planning Commission and City Historic Preservation Commission**); provisions to allow walkthrough of the facility (both interior and exterior) with staff from the Police Department to insure safety measures in place.
11. **Within 90 days of approval of the use permit, the applicant shall install** ~~Final building plans shall show compliance with the following and are subject to review and approval by the Public Works Department:~~
- ~~Installation of~~ two black inverted “U” bicycle racks by tree wells, **subject to review and approval by the Public Works Department.**

ACTION MINUTES

Adjournment—11:17am

The next Zoning Administrator meeting will be held on April 2, 2014 at 10:00 a.m. in the City Council Chambers.

APPROVED:

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. 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.