

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

April 16, 2014
10:00 A.M. SESSION

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

Audience: 7

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 -

- 1. 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 the item indefinitely.

The Zoning Administrator summarized the report.

The Zoning Administrator indicated that the applicant has requested a continuance; resubmitting a substantial plan revision.

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

Action Minutes

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item INDEFINITELY; this item will be re-noticed and re-advertised.

2. 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 Permit based on the Findings contained in the staff report and Conditions of Approval attached in Exhibit "A."

The Zoning Administrator summarized the report.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of May 7, 2014. This item will not be re-noticed or re-advertised.

New Business

3. 1060 River St., Ste. 112 CP14-0022 APN 008-661-02
Administrative Use Permit to extend the hours of operation for an approved cafe use with beer and wine service and outdoor seating (Project No. CP12-0038) in an existing building at the Tannery Art Center in the IG/PER zoning district (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 1/30/2014) DL
RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Administrative Use Permit based on the Findings contained in the staff report and Conditions of Approval attached in Exhibit "A."

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Ian McRae
Kevin Devaney
Heather Willoughby

SPEAKING FROM THE FLOOR WITH SUPPORT:

George Newell
Ann Hazels
Art Pitts

Action Minutes

CORRESPONDENCE RECEIVED WITH SUPPORT:

Ceil Cirillo
Margaret Niven
Andree LeBourveau

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 1060 River St., Ste. 112, subject to the findings and conditions contained in the staff report.

Adjournment—10:11am

The next Zoning Administrator meeting will be held on May 7, 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.

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.

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.