

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

April 15, 2015  
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 - None**

**New Business**

**1. 244 San Lorenzo Blvd.                   CP14-0154                   APN 007-422-12**

Tentative Map, Coastal Permit, Design Permit, and Demolition Authorization Permit to demolish an existing single-family residence and to construct four townhouse units in the RM Zone District. Requires a Variance to reduce the minimum lot width from 65 feet to 50 feet. (Environmental Determination: Categorical Exemption) (Lemmon Dorothy Adele, owner/filed: 11/18/2014)SH

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

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.

Action Minutes

**Recommendation:** That the Zoning Administrator acknowledge the Environmental Determination and approve the Tentative Map, Coastal Permit, Design Permit and Demolition Authorization Permit, per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Scott Zazueta  
Patrick Sargent

**SPEAKING FROM THE FLOOR WITH CONCERNS:**

Ben Pappas

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 244 San Lorenzo Blvd. subject to the findings and conditions contained in the staff report; with revised condition #9-(I).

**REVISED CONDITION #9(I):**

9. The applicant shall submit improvement plans for review and approval as required by the Department of Public Works, or an improvement agreement shall be entered into with the City Council, together with the necessary improvement security as set
  - i. Plans shall be in substantial compliance with the approved landscaping **plans and include vegetative screening along the north and west property lines.**

**2. 1010 Pacific Avenue                      CP15-0020                      APN 005-152-35**

Administrative Use Permit to allow a Low-Risk Alcohol Outlet to sell beer and wine at a sandwich shop located within a multi-tenant building in the CBD (Central Business District) zone district. (Environmental Determination: Categorical Exemption) (1010 Pacific Investors, owner/filed: 2/12/2015)      RB  
**Recommendation:** That the Zoning Administrator acknowledge the Environmental Determination and approve the Administrative Use Permit, per the findings noted in the staff report and the Conditions of Approval, listed as Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Action Minutes

Tram Vu

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 1010 Pacific Ave., subject to the findings and conditions contained in the staff report.**

**Adjournment: 10:17am**

The next Zoning Administrator meeting will be held on May 6, 2015 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 California Coastal Commission, 725 Front St., Suite 300, Santa Cruz, CA 95060 in which case there is no fee.