

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

May 7, 2014
10:00 A.M. SESSION

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

Audience: 6

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:04 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 indicated that staff has requested a continuance for item 3; 402 Ingalls St., Sp 7., to solidify staff recommendation in conjunction with Police Department staff, to the May 21, 2014, Zoning Administrator meeting. An Audience member wanted to make a statement, which the Zoning Administrator indicated, that an opportunity to comment would be given, after the other items were discussed.

Public Hearings

Old Business - None

Continued from the Zoning Administrator meeting of April 16, 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

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Action Minutes

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 noted in the staff report and the Conditions of Approval listed in Exhibit "A".

The Zoning Administrator indicated that the applicant for 711 Pacific Ave. was not present, and that the case planner contacted the applicant by phone, who requested continuance to the May 21, 2014. Representatives from the Police Dept., in attendance, were unable to attend on that date, and requested continuance to the Zoning Administrative meeting of June 4, 2014.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator CONTINUED the item to the Zoning Administrator meeting of June 4, 2014.

New Business

2. 120 Redwood Street CP14-0040 APN 004-112-14
Design Permit to construct a first- and second-story addition to an existing one-story single-family dwelling on a substandard lot located in the R-1-5 zone district (Environmental Determination: Categorical Exemption)(Bennett Michael H. & Jennifer A., owners/filed: 3/6/2014) JL
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit based on the 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:

Greg Heitzler
Jennifer Bennett

SPEAKING FROM THE FLOOR WITH CONCERNS:

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

3. 402 Ingalls St., Sp. 27 CP13-0042 APN 003-095-05
Administrative Use Permit and Design Permit to expand an outdoor seating area adjacent to a brewpub, expand previously approved hours of operation, to allow the sale of wine and allow incidental entertainment for the Santa Cruz Mountain Brewing Company. The project

Action Minutes

site is located in the IGP2 zoning district. (Environmental Determination: Categorical Exemption) (Kelly Susan Porter, Trustees, owner/filed: 4/8/2013) **MA**
Recommendation: That the Zoning Administrator continue this item to the Zoning Administrator meeting of May 21, 2014.

ACTION: The Zoning Administrator CONTINUED the item to the Zoning administrator meeting of May 21, 2014; this item will not be re-noticed or re-advertised.

SPEAKING FROM THE FLOOR WITH CONCERNS:
Trevon Baker

Adjournment—10:24am

The next Zoning Administrator meeting will be held on May 21, 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.