

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

November 4, 2015  
10:00 A.M. SESSION

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

Audience: 5

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

**415 A River St**

**CP15-0112**

**APN 008-281-15**

Administrative Use Permit for a new tasting room in an existing commercial building in the C-T zone district. (Environmental Determination: Categorical Exemption) (415 River Street II LLC, owner/filed: 7/28/2015) CC

**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".**

Action Minutes

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Alec Stefansky  
Michael Didonato  
Clara Cartwright  
Ralph Le Roux

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; with revised conditions: #11; #25; #26; #33; and #34.

**REVISED CONDITIONS: #11; #25; #26; #33; and #34:**

11. Food service shall be available during all business hours. **The establishment may be expanded to operate as a restaurant under this Administrative Use Permit.**
  
25. When the business is closed, the patio area shall be closed to public access to prevent loitering and other criminal behavior, **if required by the Police Department and Building Division (for accessibility requirements).** A trespass letter shall be obtained from the police department
  
26. The hours of operation for the restaurant, including alcoholic beverage service, shall be limited to 4 p.m. to 10 p.m. Monday through Friday, and 10 a.m. to 11 p.m. Saturday and Sunday, unless a modification of this permit is approved. **The hours of operation may be increased to 10:00 a.m. to 11:00 p.m. on weekdays and 9:00 a.m. to 11:00 p.m. on Saturday and Sunday, subject to approval by the Police Department.**
  
33. Signage shall be posted to direct customers to additional parking at the Old Sash Mill parking area. ~~Include~~The proposed appearance, size, and location of the signage **shall be developed in consultation with the property owner and included on plans at the time of building permit submittal.**
  
34. Plans submitted for building permit application shall show the elimination of the parking space adjacent to the sidewalk on the north side of the parking lot. **Alternatively, the applicant my provide a curb with a landscape strip in the area between the back of the sidewalk and property line, subject to Public Works Department approval.**

## Adjournment—10:19AM

The next Zoning Administrator meeting will be held on November 18, 2015 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](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 (\$514) 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.

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.