

**ACTION MINUTES
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers
809 Center Street
Santa Cruz, CA 95060

March 2, 2016
10:00 A.M. SESSION

Staff Present: Eric Marlatt, Zoning Administrator
Nancy Concepcion, Associate Planner
Linda Miranda, Recording-Secretary

Audience: Approx. 20

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:01 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 \$514, 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 17, 2016

**1. Adjacent to 608 National Street CP15-0069 APN: Not applicable;
located in the public right-of-way**

Design Permit and Administrative Use Permit to install one wireless telecommunication facility to include an at-grade equipment cabinet, one electric meter panel, a GPS antenna, four radio remote units, and two panel antennas concealed within a radome enclosure on an existing utility pole within the public right of way adjacent to 608 National Street in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Ashley Woods filed: 5/12/2015)MF
Recommendation: That the Zoning Administrator continue the item indefinitely.

ZONING ADMINISTRATOR ACTION: The Zoning Administrator continued the item indefinitely; the item will be re-noticed and re-advertised.

New Business

2. 316 Bethany Curve

CP15-0211

APN 003-242-16

Coastal Permit to construct additions to a single family dwelling in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (Emery and Laura Jones filed: 12/10/15)
NC *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 acknowledges the environmental determination and approves the Coastal 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:

Randy Hudson

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

3. 714 3rd St.

CP16-0001

APN 007-101-01

Administrative Use Permit, Design Permit, and Coastal Permit to recognize the conversion of a single family dwelling to a duplex on a parcel located within the RTB/CZ-O/SP-O zone district. (Environmental Determination: Categorical Exemption)(Curtis Campi, owner/filed: 1/4/16) SH
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 acknowledges the environmental determination and approves the Administrative Use Permit, Design Permit and Coastal 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:

Erick Feels

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 714 3rd St., subject to the findings and conditions contained in the staff report with deleted conditions 6 & 16 and condition No. 8 modified.

DELETED CONDITIONS NO. 6 & 16 and MODIFIED CONDITION NO. 8:

- ~~6. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.~~
- ~~16. Prior to commercial/business use of a building or site, owners or tenants shall obtain a Zoning Clearance/Occupancy Permit from the City Planning Department and a Business License from the City Finance Department.~~
- 8. All final working drawings shall be submitted to the Zoning Administrator for review and approval in conjunction with building permit application. The plans submitted for building permits shall have the same level of articulation, detailing, and dimensionality as shown in the approved plans. All approved exterior finishes and materials shall be clearly notated on the building permit plans. **Final building plans shall indicate elimination of closet doors and returns in the “parlor” and “office”.**

4. 711 Pacific Avenue

CP13-0026

APN 007-021-06

Review of Zoning Permit CP13-0026 (Administrative Use Permit which established a low-risk alcohol restaurant/sports bar with a Type 47 license) to now require a reduction in hours for the business (KC's Sports Bar) located in the CBD (E) zone district as permitted by Conditions of Approval. (PL/PD) NC

Recommendation: That the Zoning Administrator acknowledges the environmental determination and approves the Review of Zoning Permit CP13-0026 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:

Officer Warren Barry

SPEAKING FROM THE FLOOR IN SUPPORT:

David Kornbluh (submitted letters in support)

Kanten Venemon

Sue Whitney

Joe Quigg

Michael Avignone

John Cox

Michael

Jolene Cassatt

Action Minutes

CORRESPONDENCE RECEIVED WITH APPROVAL:

Matt Johnson requesting no restriction on hours of operations.

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

ZONING ADMINISTRATOR ACTION: The Zoning Administrator modified the findings and conditions to reduce the hours of operation with daily closure of the business by 11:00pm with an initial six-month administrative review of the use permit followed by yearly review for three years by the Planning and Police Departments.

Adjournment—11:15am

The next Zoning Administrator meeting will be held on, March 16, 2016 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 fourteen 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. The Cal-Relay system number: 1-800-735-2922.