

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, Ca 95060  
**October 21, 2009**  
10:00 A.M. SESSION

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

Other: Ten members of the audience.

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 \$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 Hearing**

**Old Business – None.**

**New Business**

- 1. 2027 E. Cliff Dr. CP09-0011 APN 010-301-03**  
Design and Coastal Permits to construct a 237 square foot addition to a single-story dwelling on a site in the RL/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (N. Woolf, owner/filed: 8/26/09) **MA**  
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Derek Van Alstine, Designer

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 2027 E. Cliff Dr., subject to the findings and conditions contained in the staff report; with added condition 16.

**ADDED CONDITION 16:**

**16. Final building plans shall include a demolition plan which indicates that no more than 50% of the exterior walls of the existing residence will be demolished. A note shall be placed on the demolition plan indicating that demolition activity shall not exceed that which is shown on the plan. If demolition exceeds that which is shown on the plan, work will be stopped, and the applicant may be required to obtain approval of a Demolition Authorization Permit from the Planning Division, as well as to submit plan revisions to the building permit that would bring the structure into conformance with all setback requirements.**

**2. 138 Jessie St. CP09-0002 APN 010-162-17**  
Design and Coastal Permits to construct a deck for a single-family dwelling in the RL/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (R. Zenovitch, owner/filed: 8/17/09) **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: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Todd Fraser stated that he was the owner of the property, and asked that the owner of record be corrected.

R. Zenovitch indicated that he was not the owner of the property, but rather helped Mr. Fraser, with the initial phase of his application.

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 138 Jessie St., subject to the findings and conditions contained in the staff report.

**3. 711 Western Dr. CP09-0003 APN 002-041-25**  
Coastal and Slope Modification Permits for 168 foot long, nine foot high retaining wall to create patio and pool area on lot in the R-1-10/CZ/SPO/FP zoning district. (Environmental Determination: Categorical Exemption) (S. Wilhelmy, owner/filed: 8/12/09) **MF**  
This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.

**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Ron Powers, Representative

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

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator **CONTINUED** the item to the Zoning Administrator meeting of November 4, 2009, to allow time to:

1. Review a copy of the recorded parcel map to ascertain whether the building envelope shown on the approved tentative map was included.
2. Review the Slope Policies included in the General Plan.
3. Have Parks Department Staff review the plans.

**Adjournment**

The next Zoning Administrator adjourned the meeting at **10:17am** to the next regularly scheduled meeting to be held on November 4, 2009 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

**ERIC MARLATT, ZONING ADMINISTRATOR**