



**ZONING ADMINISTRATOR**  
**Regular Meeting**  
**10:00 a.m., Wednesday, November 4, 2009**  
**City Council Chambers**  
**809 Center Street**

**Call to Order** by Zoning Administrator Eric Marlatt

**Oral Communications**

**Announcements** – No action shall be taken on these items.

**Public Hearing**

**Old Business**

*Continued from the Zoning Administrator meeting of October 7, 2009*

1. **402 Ingalls, Suite 29** **CP09-0007** **APN 003-095-05**  
Administrative Use Permit to convert 480 square feet of space in an existing industrial building to establish a wine tasting room and outdoor patio in the IG (General Industrial) PER 2 zone district. (Environmental Determination: Categorical Exemption) (Silver Mountain Vineyards, Jerold O'Brien Applicant/Filed: 09/03/09) **MA**  
**Recommendation: Approval, with conditions.**

*Continued from the Zoning Administrator meeting of October 21, 2009*

2. **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: 8/12/00) **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.**

**New Business**

3. **325 John St.** **CP09-0017** **APN 003-201-58**  
Demolition Authorization, Minor Land Division and Coastal Permit to demolish a single-family dwelling and a detached garage, split one lot into two lots, and remove one heritage tree within the Coastal (Butterfly) Zone on a 13,354.9 square foot lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (White Oak Investments GP, owner/filed: 9/2/09) **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.**

**Adjournment**

The next Zoning Administrator meeting will be held on November 18, 2009 at 10:00 a.m. in the City Council Chambers.

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.ci.santa-cruz.ca.us](http://www.ci.santa-cruz.ca.us). 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.