

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

October 5, 2011  
10:00 A.M. SESSION

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

Audience: 11

Eric Marlatt, Zoning Administrator, called the meeting to order at 10:02 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.

1. 244 4th Ave CP10-0174 APN 010-262-44  
Minor Modification to 08-140 to eliminate elevator, and remove two onsite parking spaces which serve the Yacht Club; Slope Modification request to allow construction of tram on 30 percent slopes for a property in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Yacht Club Inc., owner/filed: 11/23/2010) NC  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Minor Modification, per conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Robert De Witt

SPEAKING FROM THE FLOOR WITH CONCERNS:

Marcia Jue-Pelio

No one else 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 2, 2011. This item will be renoticed and readvertised to include a Coastal Permit for tree removal.

2. 803 East Cliff Drive CP11-0071 APN 010-164-05  
Design Permit and Minor Modification to Permit No. 92-306 for the establishment of a second-floor master bedroom in an existing attic of a single-family dwelling on a substandard lot in the RL district. (Coastal Permit Exemption) (Environmental Determination: Categorical Exemption) (Marc William De Giere S/M, owner/filed: 5/25/2011) NC  
Recommendation: That the Zoning Administrator acknowledge the environmental determination and approve the Design Permit and Minor Modification, per conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Mark de Giere  
Laurie Swett

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator acknowledged the environmental determination and approved the project at 830 E. Cliff Dr., subject to the findings and conditions contained in the staff report; with deletion of bullet 1 and addition of bullet 3 of condition 5; and adding conditions 15 & 16.

**DELETION OF BULLET 1 & ADDITION OF BULLET 3 OF CONDITION #5:**

5. Plans shall be revised to include the following :

- ~~First floor layout revised to show either the removal of the den wall, or reduction in the size of the den room ;~~
- Continuation of shingle treatment for the entire second level;
- Reduction of second floor deck area to no greater than a third of the length of the wall on which it is located;
- **The attic vents currently existing on the gable end siding shall be removed and replaced with eyebrow vents on the roof.**

**ADDED CONDITIONS 15 & 16:**

15. **Prior to issuance of a building permit, the applicant shall record a land use agreement confirming that the approved project has been approved as a one bedroom unit.**
16. **This permit shall be exercised within six months and construction shall be complete within one year.**

3. 1521 Soquel Ave., Ste. B CP11-0107 APN 009-362-19  
Design Permit for a 3,269 square foot single-family dwelling on a lot with a commercial building, (BID Appliance Distributors) (Environmental Determination: Categorical Exemption) (Ohlson, Christopher D. & Roberta, owners/filed: 7/25/2011) NC  
Recommendation: That the Zoning Administrator continue the application indefinitely.

**ZONING ADMINISTRATOR ACTION:** The Zoning Administrator **CONTINUED** the item **INDEFINITELY** per staff request to allow the City arborist time to review the removal of a heritage tree on the property. This item will be renoticed and readvertised.

**Adjournment—10:38 a.m.**

The next Zoning Administrator meeting will be held on October 19, 2011 at 10:00 a.m. in the City Council Chambers.

APPROVED:

---

Eric Marlatt, Zoning Administrator