

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, CA 95060

November 2, 2011  
10:00 A.M. SESSION

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

Audience: 7

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 - Continued from October 5, 2011**

1. 244 4th Ave. CP10-0174 APN 010-262-44  
Coastal Permit to remove two trees; Minor Modification #08-140, to eliminate elevator and remove two onsite parking spaces which serve the Yacht Club; and Slope Modification request to allow construction of a tram on 30 percent slopes, on a property in the R-1-5/CZ-O zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Yacht Club Inc., owner/ filed: 11/23/2010) 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 acknowledge the environmental review and approve the Coastal Permit, Minor Modification and Slope Modification, subject to the findings and Conditions listed in Exhibit "A".**

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Bob Dewitt

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 224 4<sup>th</sup> Ave., subject to the findings and conditions contained in the staff report; with revised conditions: 27, 28, 29 and 34.

**REVISED CONDITIONS 27, 28, 29 & 34:**

27. Seven (7) parking spaces with access from the harbor parking lot shall be made available for member use during hours of operation. **Dry storage of boats in these parking spaces shall be eliminated prior to issuance of a building permit.** Any changes related to reducing the amount of parking provided by the port district for slip owners shall be relayed to the Planning Department to allow staff to determine if a modification to this Use Permit is necessary.
28. A review of the parking situation shall be conducted at a public hearing before the ~~Zoning Administrator~~ **Planning Commission** six months after final inspection of the building permit. The ~~Zoning Administrator~~ **Planning Commission** in accordance with the relevant conditions of approval.
29. This permit will supplement conditions of Special Use, Coastal and Design Permits, and Variance (**08-140**). All other conditions of that permit shall remain in full force and effect.
34. The lease agreement with the Port District for the all additional parking required based on the Parking Study prepared for this site in addition to the seven spaces on the property shall remain in effect in perpetuity unless modified by the Zoning Administrator. **The applicant shall provide a signed copy of the amended lease agreement with the Harbor District prior to issuance of a building permit.**

**New Business**

35. 2611 Mission Street CP11-0133 APN 003-021-03  
Major Modification of Application No. 97-162 to add three antennas and six remote radio units on an existing monopole with no change in height in the IG zone district. (Environmental Determination: Categorical Exemption) (Bontadelli Ernest J & Beverley, owners/ filed: 9/15/2011) MF  
**RECOMMENDATION:** That the Zoning Administrator acknowledge the environmental review and approve the Major Modification, subject to the findings and Conditions listed in Exhibit "A".

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Julie Epshteyn

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 2611 Mission St., subject to the findings and conditions contained in the staff report.

**Adjournment -10:08**

The next Zoning Administrator meeting will be held on November 16, 2011 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

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Eric Marlatt, Zoning Administrator