

**ACTION MINUTES  
OF THE ZONING ADMINISTRATOR MEETING**

City Council Chambers  
809 Center Street  
Santa Cruz, Ca 95060  
**March 4, 2009**  
10:00 A.M. SESSION

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

Other: Twelve members of the audience.

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 Hearing**

**New Business**

1. **2222 West Cliff Dr. 08-209 APN 003-261-10**  
Design and Coastal Permits to construct a 160 square foot addition to an existing two-story, single-family dwelling in an R-1-5/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (J. Pruzansky, owner/filed: 12/16/08) **MA**  
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:

Rennie Boyd, Architect

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 2222 West Cliff Drive, subject to the findings and conditions contained in the staff report, with modified condition 13.

The Zoning Administrator modified condition 13 as follows:

**MODIFIED CONDITION 13:**

**13. Since the existing driveway is non-conforming with respect to front yard impervious surface coverage,** all unpaved portions of the front yards shall be improved and maintained with appropriate landscaping materials. **If the driveway is to be reconstructed,** not more than 35-percent of the front yard setback area may be paved or developed in non-plant materials.

**2. 120 Manor Ave West 09-005 APN 004-284-07**  
Design Permit and Administrative Use Permit to construct a detached one-car garage with Accessory Dwelling Unit above on a substandard lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (J. Collins: owner/filed: 1/14/09)  
**Recommendation: Approval, with conditions. MF**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Clarke Shultes, Building 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 120 Manor Ave West, subject to the findings and conditions contained in the staff report.

**3. 352 Market St. 08-091 APN 008-271-42**  
Demolition Authorization Permit to demolish an existing dwelling, Tentative Map and Design Permit to construct four new townhouses in the RL zone district. (Environmental Determination: Categorical Exemption)(J. Hedgcock & C. Oatey, owners/filed: 6/11/08)  
**Recommendation: Approval, with conditions. JL**

The Zoning Administrator summarized the report.

The public hearing was opened.

**SPEAKING FROM THE FLOOR:**

Wayne Miller, Designer and Applicant

**SPEAKING FROM THE FLOOR WITH CONCERNS:**

Dan Begin, Neighbor

CORRESPONDENCE RECEIVED WITH CONCERNS:

Cheryl VanDeVeer

Mia Begin

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 352 Market St., subject to the findings and conditions contained in the staff report.

- 4. 227 Trevethan Ave. 08-207 APN 009-351-008**  
Conditional Driveway Permit to install a stand-alone driveway within the front yard setback of a property in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (R. Brown & K. Brown, owners/filed: 12/15/08) **JL**  
**Recommendation: Approval, with conditions.**

The Zoning Administrator summarized the report.

The public hearing was opened.

SPEAKING FROM THE FLOOR:

Ray Brown, Applicant

CORRESPONDENCE RECEIVED IN SUPPORT:

Mr. and Mrs. Allen Peter Zuckswert

SPEAKING FROM THE FLOOR WITH CONCERNS:

Stan Einhorn

Cynthia Siegel

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 227 Trevethan Ave., subject to the findings and conditions contained in the staff report, with modified conditions 7 and 9.

The Zoning Administrator modified conditions 7 and 9 as follows:

**MODIFIED CONDITION 7 & 9:**

- 7.** The applicant shall submit a landscape plan prior to installing the driveway indicating shrubs and/or hedges to be planted within the setback area adjacent to the driveway along the northern side property plan. The landscaping shall be adequate to provide screening of a parked vehicle along the entire driveway length but shall not exceed a height of three feet, six inches. The landscape plan shall be subject to review and approval by the Planning Department. **All landscaping shall be adequately maintained.**

- 9.** A Type C driveway approach shall be constructed, including a four-foot wide ADA-accessible pathway behind the driveway approach, **if required by the Public Works Department.**

- 5. 610 Pelton Ave. 08-206 APN 004-262-33**  
Coastal and Heritage Tree Removal Permits to remove one eucalyptus tree and trim additional trees on a residential lot in the R-1-5/CZO zone district. (Environmental Determination: Categorical Exemption) (C. & C. McMillan, owners/filed: 12/12/08) **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:**

Carl McMillan, Owner

**CORRESPONDENCE RECEIVED IN SUPPORT:**

Art Swift

Julia M. Patton

**SPEAKING FROM THE FLOOR WITH CONCERNS:**

Gillian Greensite,

John Bergwall

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 610 Pelton Ave., subject to the findings and conditions contained in the staff report.

**Adjournment**

The Zoning Administrator adjourned the meeting at **10:57a.m.** to the next regular meeting of March 18, 2009 at 10:00 a.m. in the City Council Chambers.

**APPROVED:**

**ERIC MARLATT, ZONING ADMINISTRATOR**