



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. – Thursday – March 4, 2010
City Council Chambers, 809 Center Street

Call to Order — 7:01 pm

Roll Call —

Present: Rod Quartararo, Chair; David Foster; Larry Kasparowitz;
Bill Schultz; Mari Tustin; Judy Warner
Absent: Scott Daly (with Notice)
Staff: A. Khoury, Assistant Director; E. Marlatt, Principal Planner; N.
Concepcion, Associate Planner; C. Berg, Housing Manager; S.
Randolph, Recorder
Audience: 4

Statements of Disqualification — None

Oral Communications — None

Announcements — None

Election of Officers —

ACTION: Commissioner Warner moved, and Commissioner Tustin seconded, the nomination of Commissioner Daly as Chair. The motion passed 6-0-1, with Commissioners Foster, Kasparowitz, Quartararo, Schultz, Tustin and Warner in favor, and Commissioner Daly absent.

ACTION: Commissioner Foster moved, and Commissioner Tustin seconded, the nomination of Commissioner Kasparowitz as Vice Chair. The motion passed 6-0-1, with Commissioners Foster, Kasparowitz, Quartararo, Schultz, Tustin and Warner in favor, and Commissioner Daly absent.

Approval of Minutes — February 4, 2010

ACTION: Commissioner Quartararo moved and Commissioner Foster seconded, that the Planning Commission approve the minutes of February 4, 2010 with modifications to clarify that Maria Gutierrez is the mother of the owner, and not the owner. The motion passed 5-0-2, with Commissioners Foster, Kasparowitz, Quartararo, Tustin and Warner in favor, and with Commissioner Daly absent, and Commissioner Schultz abstaining.

Public Hearings —

1. **330, 334 Washington St. 09-095 APN 005-162-24**
Planned Development Permit and Design Permit to establish three studios in a former warehouse building on a site with a single-family dwelling in the RM/CZO/FPO/CO zone district. Variations requested to covered parking and setbacks. (Environmental Determination: Categorical Exemption) (Coastal Permit Exclusion) (Wavecrest Development, owner/filed: 6/19/2009) NC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Planned Development and Design Permit based on the findings and conditions.

Associate Planner Nancy Concepcion presented the staff report.

The public hearing was opened.

Speaking from the floor:

- Carol Berg, Economic Development and Redevelopment Department
- Carol Spragens, President of Wavecrest Development
- Scott Thiebout, Carol's son and Project Coordinator of Wavecrest Development

The public hearing was closed.

Commissioners asked questions and made comments in regard to the following:

- The history of the illegal units
- Affordability percentages and how that translates into monthly rent
- Utilities and how they are calculated with affordable housing
- The value of rental units in the City and the necessity of balancing affordability with unit retention
- The issue of current tenants with leases and whether they qualify for affordable housing
- Concerns regarding tandem parking in courtyard

ACTION: Commissioner Tustin moved and Commissioner Schultz seconded, that the Planning Commission acknowledge the environmental determination and approve the Planned Development and Design Permit based on the findings and conditions, accepting staff's changes to the wording on Condition 21 with respect to affordability levels for each of the units; adding a condition that rental leases stipulate that parking for each of the studio units occur only in the covered parking spaces; No tandem parking in the courtyard is allowed; and that the Participation Agreement specify that affordability requirements will be required only upon turnover of the residents of the occupied units (single-family residence and the studio unit directly adjacent to Washington Street). The motion passed 6-0-1, with Commissioner Daly absent.

General Business — None

Informational Items — Commissioner Quartararo mentioned problems around Mott and Barson streets with Code Enforcement issues and illegal growings and drug deals. Assistant Director Khoury suggested the Commissioner call him with the specific addresses and he would look into it. Principal Planner Marlatt advised that he thought he knew about one of the addresses the Commissioner was referring to and that they were making progress on the Code Enforcement case. He mentioned that there are over 800 open Code Enforcement cases and only two Code Enforcement officers, and that cases had to be triaged for prioritizing emergency situations.

Subcommittee/Advisory Body Oral Reports —

- Chairperson's Report - None
- Planning Department Report - Assistant Director Khoury mentioned that the Coastal Commission would be meeting the following week in Santa Cruz in County Chambers, and that they would be hearing the Arana Gulch case on the 11th. They would also be making a tour of both Arana Gulch and La Bahia. He announced there would be a reception on Wed. the 10th to welcome them. He noted there would be a Planning Commission meeting on March 18th. When asked about upcoming Zoning changes and the Housing Element, he advised that staff was working on the Parking Ordinance and on general Code amendments, and work was still being done on the EIR for the General Plan, which would probably be completed sometime in the Fall.

Items Referred to Future Agendas — None

Adjournment — 8:14 p.m.

The next Planning Commission meeting will take place on March 18, 2010 in the City Council Chambers.

Any writing related to an agenda item for the open session of this meeting distributed to the Planning Commission 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.cityofsantacruz.com. These writings will also be available for review at the Planning Commission meeting in the public review binder at the rear of the Council Chambers.

APPEALS - Any person who believes that a final action of this advisory body has been taken in error may appeal that decision to the City Council. Appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk.

Appeals must be received by the City Clerk 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.