



ACTION MINUTES
Planning Commission
Regular Meeting
7:00 p.m. – Thursday, July 15 – 2010
City Council Chambers, 809 Center Street

Call to Order — 7:02 P.M.

Roll Call —

Present: Commissioners Daly, Quartararo, Foster, Kasparowitz and Warner

Absent: Commissioner Schultz, with notice; Commissioner Tustin, with notice

Staff: Alex Khoury, Assistant Planning Director; Don Lauritson, Senior Planner; Chris Schneiter, Assistant Public Works Director; Maggie Schwarb, Recorder

Audience: Three

Statements of Disqualification — None

Oral Communications — None

Announcements — None

Approval of Minutes — June 17, 2010

ACTION: Commissioner Warner moved, and Commissioner Foster seconded approval of the June 17, 2010 minutes. The motion passed 3-0-2 with Commissioners Daly, Foster and Warner in favor and Commissioners Quartararo and Kasparowitz abstaining.

Public Hearings —

1. **Alley behind 1900-1926 Soquel Avenue CP10-0108 NO APN**
Partial Abandonment of public easement over alley between Park Way South and Mentel Avenue; and abandonment of a public easement over a six-foot-wide by 308-foot-long section on north side of alley (1,848 square feet) in connection with Soquel Avenue right-of-way needed for Soquel/Park left-turn lane and other street improvements. (Environmental Determination: Categorical Exemption) (Owners/Filed: City of Santa Cruz and Futura Investments/6-28-2010) DL
RECOMMENDATION: Recommend approval of partial abandonment to City Council.

Assistant Director Khoury introduced Senior Planner Lauritson who presented the staff report, then introduced Assistant Public Works Director Schneider for comments and a description of the street improvement project creating the need for the partial abandonment.

The commissioners asked questions regarding:

- Parking for lots facing the alley
- Public safety fire department access
- Feasibility of new ADUs using narrower alley

The Public Hearing was opened.

Speaking in opposition to the proposal:

Kyle Wade
Duane Carlin
Karla Wade

The Public Hearing was closed.

The commissioners asked questions and made comments regarding:

- Fire Department use of the alley
- Public maintenance of the alley
- Proposed sound wall behind Ford used car lot
- Public benefit of the proposed street intersection improvement

The commissioners expressed sympathy for the concerns of the impacted neighbors but agreed that the improvements to the intersection were long overdue.

ACTION: Commissioner Quartararo moved and Commissioner Kasparowitz seconded to recommend approval of the partial abandonment to the City Council. The motion passed on a vote of 5-0-2 with Commissioners Quartararo, Kasparowitz, Daly, Foster and Warner in favor and Commissioners Schultz and Tustin absent.

General Business — None

Informational Items — None

Subcommittee/Advisory Body Oral Reports —

- Chairperson's Report (S. Daly)- None
- Planning Department Report—Assistant Director Khoury reported:
 - There will be a Special Meeting of the City Council on July 20 to discuss the proposed Rental Inspection Ordinance.
 - On August 3 the Sphere of Influence EIR will be on the City Council Agenda.
 - In addition, the Arana Gulch plan will be heard by the Coastal Commission in August in San Luis Obispo.
 - He invited all the Planning Commissioners to attend the reception for outgoing City Manager, Dick Wilson, on July 27 in the City Hall Courtyard.
 - Lastly, Assistant Director Khoury announced that this will be the last meeting for Commissioner Larry Kasparowitz, who is resigning from the Planning Commission and noted that he has served the City well during his tenure.

Items Referred to Future Agendas — None

Adjournment — 8:10 P.M.

The next Planning Commission meeting will take place on August 5, 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.