



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

**Call to Order** — 7:00 p.m.

**Roll Call** —

Present: Scott Daly, Chair; Rod Quartararo; David Foster; Bill Schultz; Mari Tustin;  
Judy Warner

Absent: None

Staff: A. Khoury, Assistant Director; E. Marlatt, Principal Planner; J. Lum, Associate  
Planner; S. Randolph, Recorder

Audience: Approximately 50

**Statements of Disqualification** — None

**Oral Communications** — None

**Announcements** — None

**Approval of Minutes** — September 16, 2010

**ACTION:** **Commissioner Warner moved, and Commissioner Quartararo seconded, that the Planning Commission APPROVE the Minutes of the September 16, 2010 meeting as presented. The motion was approved by a vote of 5-0-1, with Commissioners Daly, Quartararo, Schultz, Tustin and Warner in favor and Commissioner Foster abstaining.**

**Public Hearings** —

- 1. 1930 Ocean Street Ext. CP10-0033 APN 008-044-02**  
Design and Planned Development Permits and Tentative Map to construct a 40-unit apartment/condo development within 10 four-unit buildings. The project also requires a General Plan Amendment to change the land use designation of 2.74-acre parcel from L (Low Density Residential) to LM (Low Medium Density Residential) and a Zoning Map Amendment to rezone from the property from R-1-10 (Single-Family Residential) to RL (Multiple Residence – Low Density). (Environmental Determination: Mitigated Negative Declaration) (Moe, Richard C. & Ruth N. Co-Trus, owner/filed: 3/3/2010) JL

**RECOMMENDATION: That the Planning Commission recommend to the City Council adoption of the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approval of General Plan and Zoning Map Amendments, Design Permit, Planned Development Permit, and Tentative Map to create a 40-lot subdivision based on the findings and conditions.**

Associate Planner Janice Lum presented the staff report. The public hearing was opened.

Speaking from the floor:

- Craig Rowell, applicant

Speaking with concerns:

- Jonathan Wittwer, attorney for the Ocean Street Extension Association

The hearing recessed at 8:32 p.m. The hearing resumed at 8:40 p.m.

Speaking with concerns:

- Damian Parr
- Ellen Aldridge
- Jeff Larkey
- Allison Guevara
- Jose Salas
- Don Cohen, submitted petition opposed to project with 94 signatures
- Tanya Gates
- Jim Peck

The public hearing was closed.

The Commissioners asked questions and made comments regarding the following:

- The definition of the term ‘infill site.’
- Proposed sidewalk improvements – the distance of the gap between the old and new areas.
- Inclusionary limits.
- Defining ‘Public Benefit’ in regards to project.
- Eucalyptus trees to be eliminated; arborist’s views; replacement trees.
- History of site and surrounding area.
- Traffic and intersection issues and hazards; desire to review entire Traffic Report.
- Possibility of mercury in crematory emissions; the Monterey Bay Unified Air Pollution Control District’s review of the Mitigated Negative Declaration.
- Timeline for actions if item continued.

**ACTION:** Commissioner Quartararo moved, and Commissioner Foster seconded, that the Planning Commission CONTINUE the item to the NOVEMBER 4, 2010 Planning Commission meeting. The motion was approved by a vote of 6-0, with Commissioners Daly, Foster, Quartararo, Schultz, Tustin and Warner in favor.

**Informational Items** — Commissioner Tustin advised she will not be able to attend the October 21<sup>st</sup> meeting.

**Subcommittee/Advisory Body Oral Reports —**

- Chairperson's Report (S. Daly) – None
- Planning Department Report -  
Assistant Director Khoury reported that 340 Highland Ave., an 18-unit project, will be heard at the October 21st meeting. The Draft Climate Action Plan will come before the Commission in either late November, or early December. The Arana Gulch Plan will be going to the Coastal Commission next week.

**Items Referred to Future Agendas — None**

**Adjournment — 10:08 p.m.**

The next Planning Commission meeting will take place on October 21, 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](http://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.