



ACTION MINUTES
Planning Commission
Regular Meeting
7:00 p.m. – Thursday, October 21 – 2010
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners S. Daly, Chair; R. Quartararo; B. Schultz; J. Warner; M. Whatley
Absent: Commissioners Tustin (with notice) and Foster (without notice)
Staff: A. Khoury, Assistant Director; M. Schwarb, Recorder
Audience: 3

Statements of Disqualification — None

Oral Communications —

No action shall be taken on these items.

The Chair may announce and set time limits at the beginning of each agenda item.

Announcements —

Assistant Director Khoury introduced the new Planning Commissioner, Melissa Whatley.

Approval of Minutes — October 7, 2010

ACTION: Commissioner Warner moved, and Commissioner Quartararo seconded, that the minutes of October 7, 2010, be approved as submitted. The motion carried 4-1-2 with Commissioners Warner, Quartararo, Schultz and Daly voting aye, Commissioner Whatley abstaining, and Commissioners Foster and Tustin absent.

Public Hearings —

1. **340 Highland Avenue** **05-246** **APN 001-111-34**
Demolition Authorization, Design and Slope Modification Permits and Vesting Tentative Subdivision Map to construct 18 residential condominium units on a 1.3-acre site in the RM (Multiple Residential-Medium Density) zone district. An existing 13-unit, two-story apartment building will be demolished for the project. A Slope Modification Permit is included to allow development within 10 feet of 30-percent slopes. Up to two heritage trees may be removed as part of the project. (Environmental Determination: Mitigated Negative Declaration) (Applicant: Cliff Bixler / Filed: 10-26-05 & 8-4-10) DL
RECOMMENDATION – That the Planning Commission continue the application indefinitely at the request of the applicant.

ACTION: Commissioner Quartararo moved, and Commissioner Schultz seconded, that the item be continued indefinitely. The motion carried 5-0-2, with Commissioners Quartararo, Schultz, Whatley, Warner and Daly voting aye and Commissioners Foster and Tustin absent

General Business —

Planning Commission appointment to replace Commissioner Kasparowitz on the Ocean Street Area Plan Stakeholders Group, an “ad hoc” committee.

RECOMMENDATION – That the Planning Commission appoint one member to the Ocean Street Area Plan Stakeholders Group.

ACTION: Commissioner Quartararo volunteered and was appointed with no opposition.

Informational Items — None

No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson’s Report (S. Daly) — None
- Planning Department Report
Assistant Director Khoury noted that the Climate Action Plan will be presented to the Planning Commission in the near future and that the Coastal Commission had denied the Arana Gulch proposal.

Items Referred to Future Agendas — None

Adjournment — 7:07 P.M.

The next Planning Commission meeting will take place on November 4, 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.