



**ACTION MINUTES**  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. – Thursday, March 3 – 2011**  
**City Council Chambers, 809 Center Street**

**Call to Order** — 7:00 P.M.

**Roll Call** —

Present: Commissioner's D. Foster; P. Kennedy; R. Quartararo; B. Schultz; M. Whatley;  
M. Tustin, Vice Chair.  
Absent: None  
Staff: J. Rebagliati, Planning Director; A. Khoury, Assistant Director; M. Ferry,  
Associate Planner; M. Schwarb, Recorder.  
Audience: 35-40

**Statements of Disqualification** — None

**Commissioner Recognition** —

Planning Commissioners Scott Daly, Larry Kasparowitz, and Judy Warner were recognized for their past service on the Planning Commission.

**Oral Communications** — None

*No action shall be taken on these items.*

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

**Announcements** — Director of Planning Rebagliati noted that many in the audience were students

**Election of Officers** —

**ACTION:** This item was continued by consensus to a future date.

**Approval of Minutes** — February 3, 2011

**ACTION:** Commissioner Quartararo moved, and Commissioner Foster seconded, that the Minutes of the meeting of February 3, 2011 be APPROVED as submitted. The motion passed by a vote of 6-0, with Commissioners Quartararo, Foster, Schultz, Whatley, Kennedy and Tustin in favor.

## Public Hearings —

1. **110 Lindberg Street CP10-0172 APN 008-311-26**  
Design Permit, Special Use Permit and Density Bonus for a 21-unit affordable rental development in the CC zone district. (Environmental Determination: Categorical Exemption) (Wilson Entities Ltd, owner/filed: 11/22/2010) MF  
**RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Design Permit and Density Bonus based on the Findings listed below and the attached Conditions of Approval (Exhibit A).**

Assistant Director Khoury introduced Associate Planner Ferry who presented the staff report.

Jim Rendler, of For the Future Housing, gave a brief presentation regarding the developer, the project and the financing and affordable rent aspects.

The Commissioners asked questions and raised concerns regarding:

- The type of entity developing the project;
- Would the larger units house larger families?
- Access to the river levee;
- Shading to the neighbors to the north;
- Who will manage the units?
- Laundry hook ups in the units;
- Assurance that garages be used for parking, not storage;
- Hours of construction;
- Use of native plants in landscaping;
- Playground equipment;
- Tax credits;
- Toxics.

Principal Planner, Carol Berg, of the City of Santa Cruz Economic Development and Redevelopment Department addressed affordability issues.

Keith Labus, applicant's architect, answered design questions.

The Public Hearing was opened.

Speaking from the audience with concerns:

Karsden Mueller  
Sunshine Gibbs  
Miriam Busby  
Aaron Sumner

The Public Hearing was closed.

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The Commissioners discussed the project, including:

- Open space;
- Appreciation of the articulation;
- Leveraging with tax credits;
- Good location for high density;
- Ample parking;
- Visual interest at rear of building.

**ACTION: Commissioner Foster moved, and Commissioner Quartararo seconded, that the Planning Commission acknowledge the environmental determination and APPROVE the Special Use Permit, Design Permit and Density Bonus based on the findings in the staff report and the Conditions of Approval with additional conditions that:**

- The Developer shall add a decorative gate/entrance to the levee path,
- Window canopies be provided on the east elevation (facing the river) similar to those on the west elevation; and
- The management plan shall include the requirement to maintain the garages for parking and that they are not to be used for storage.

**The motion passed by a vote of 6-0 with Commissioners Foster, Quartararo, Schultz, Kennedy, Whatley and Tustin in favor.**

**General Business —**

Commissioner Tustin noted that she would not be at the next meeting and could not serve as chair.

**ACTION: Commissioner Foster nominated Commissioner Schultz to serve as vice-chair for the next meeting and Commissioner Quartararo seconded the nomination. The nomination was approved 6-0 with Commissioners Foster, Quartararo, Tustin, Kennedy, Whatley and Schultz in favor.**

**Informational Items —**

*No action shall be taken on these items.*

**Subcommittee/Advisory Body Oral Reports —**

*No action shall be taken on these items.*

- Chairperson's Report — None
- Planning Department Report

Assistant Director Khoury reported that the La Bahia project has been postponed and will probably come before the Coastal Commission in August. Planning Director Rebagliati commented on a strategy session held by the City Council establishing some broad goals for the future.

**Items Referred to Future Agendas — None**

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**Adjournment** — 9:05 P.M.

The next Planning Commission meeting will take place on March 17, 2011 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.