



Agenda  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. – Thursday, July 7 – 2011**  
**City Council Chambers, 809 Center Street**

**Call to Order —**

**Roll Call —** Mari Tustin, Chair; David Foster; Peter Kennedy; Mark Mesiti-Miller; Rod Quartararo; Bill Schultz; Melissa Whatley

**Statements of Disqualification —**

**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 —**

**Approval of Minutes —** Meeting of April 19, 2011, Meeting of May 5, 2011, Meeting of May 19, 2011

**Public Hearings —**

- 1. 2351 Mission Street CP11-0072 APN 003-042-17**  
Special Use Permit for a fitness studio and cooperative parking arrangement in a multi-tenant commercial complex in the CC zoning district. (Environmental Determination: Categorical Exemption) (2335 Mission Center, owner/ filed: 5/25/2011) JL  
**RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, based on the findings in the report and the Conditions of Approval.**

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email [CityClerk@cityofsantacruz.com](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

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**2. 305 Beach Street CP11-0054 APN 007-215-05**

Special Use Permit, Design Permit and Coastal Permit to reconfigure an existing restaurant to establish a new fast-food ice cream store and to allow outdoor seating for both uses, and new signage in the RTC/CZO/SP-O (Tourist Residential, Subdistrict C Beach Commercial, Coastal Zone Overlay, Shoreline Protection Zone Overlay) zone districts. (Environmental Determination: Categorical Exemption) (Bruno, Andrew R. Trustee, owner/filed: 4/26/2011) MA

*This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.*

**RECOMMENDATION: That the Zoning Administrator acknowledge the environmental determination and approve the Special Use Permit, Design Permit and Coastal Permit based on the Findings in the report and the Conditions of Approval.**

**General Business —**

**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
- Planning Department Report

**Items Referred to Future Agendas —**

**Adjournment —**

The next Planning Commission meeting will take place on July 21, 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.