



[Action Minutes](#)
Planning Commission
Regular Meeting
7:00 p.m. – Thursday, May 5 – 2011
City Council Chambers, 809 Center Street

Call to Order — 7:01 P.M.

Roll Call —

Present: Commissioners P. Kennedy, M. Mesiti-Miller, R. Quartararo, B. Schultz, M. Whatley and Chair Tustin.

Absent: Commissioner D. Foster (with notice).

Staff: Director of Planning, J. Rebagliati; Principal Planner E. Marlatt; Senior Planner, D. Lauritson; Recorder, M. Schwarb

Audience: 8

Statements of Disqualification — None.

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 – None.

Public Hearings —

1. 1547-49 Pacific Ave./ 1110 Cedar St. CP10-0170 APN 005-041-05, -10, -15
Design and Planned Development Permits, Tentative Subdivision Map and Development Agreement for a five-story, mixed-use building containing ground level commercial condominiums; enclosed ground level parking for 66 automobiles and 66 bicycles; and four upper stories containing 66 residential condominium units in the CBD zone district. The Planned Development Permit is required to allow variations to Downtown Recovery Plan requirements related to: building wall stepbacks above 50 feet along Pacific Avenue, Cedar Street and portions of building side walls; the height and depth of first-floor commercial space; use of vinyl windows; and residential frontage on Pacific Avenue and other DRP building standards. (Environmental Determination: Mitigated Negative Declaration) (Park Pacific LLC, owner/filed: 11/18/2010) DL

Planning Director Rebagliati introduced the project and explained that this is an unusual project in that there is not a recommendation for approval or approval with conditions. She then introduced Senior Planner Lauritson, who presented the staff report and discussed the Downtown Recovery Plan.

The Commissioners asked questions regarding:

- The size of the open space;
- What happened to the previously approved 2006 project;
- Parking issues including stacked spaces;
- Height of project at Cedar Street;
- Trash enclosures and access to them;
- Articulation;
- Vinyl versus aluminum windows;
- What constitutes extraordinary architecture

The Applicant, Bill Brooks, spoke about this project and about the previous project. Tough economic times make the previous project financially impractical but this scaled down building is financially feasible.

The Public Hearing was opened.

Speaking from the audience:

- John Golder regarding the lack of parks and playing fields in the City.

No one else came forward to speak and the Public Hearing was closed.

The Commissioners discussed and commented on the project and were solidly in agreement with staff that the project needs significant architectural improvement in order to make the “extraordinary design” finding for the project to exceed the base height for the zoning district.

ACTION: Commissioner Quartararo moved, and Commissioner Whatley seconded, that the Planning Commission RECOMMEND that the City Council adopt the Mitigated Negative Declaration and APPROVE a Development Agreement based on findings and CONTINUE indefinitely consideration of the Design and Planned Development Permits and Tentative Map. The motion passed by a vote of 6-0-1 with Commissioner Foster absent.

Informational Items — None

No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports — None

No action shall be taken on these items.

- Chairperson’s Report — None
- Planning Department Report

Planning Director Rebagliati noted that likely there would be 2 items on the next meeting’s Agenda: Walgreens on Laurel St., and an appeal of an emergency tree removal at Sea and Sand Hotel.

Items Referred to Future Agendas — None

Adjournment — 8:40 P.M.

The next Planning Commission meeting will take place on May 19, 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. 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.

APPROVED: _____
Mari Tustin, Chair

ATTEST: _____
Juliana Rebagliati, Director