



**ACTION MINUTES**  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. – Thursday, August 4 – 2011**  
**City Council Chambers, 809 Center Street**

**Call to Order** — 7:00 P.M.

**Roll Call** —

Present: Commissioners D. Foster, Acting Chair; P. Kennedy; R. Quartararo; M. Mesiti-Miller and M. Whatley.  
Absent: Commissioners M. Tustin and W. Schultz – both with notice.  
Staff: Assistant Director, A. Houry; Associate Planner, M. Ferry; Recorder, M. Schwarb  
Audience: 10

**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.*

Ed Silveira urged recording of Community and Neighborhood meetings regarding planning projects.

**Announcements** – None

**Approval of Minutes** — Minutes of July 7, 2011.

**ACTION:** Commissioner Quartararo moved, and Commissioner Whatley seconded, approval of the Minutes of July 7, 2011 as submitted. The motion carried on a vote of 4-0-1-2, with Commissioners Foster, Mesiti-Miller, Whatley and Quartararo voting yes, Commissioner Kennedy abstaining, and Commissioners Tustin and Schultz absent.

**Public Hearings** —

1. **201 West Cliff Drive** **CP10-0117** **APN 004-091-26**  
Appeal of the Zoning Administrator's approval of a Coastal Permit to recognize the removal of five Heritage Trees OF-R zone district. (Environmental Determination: Statutory Exemption (15269 Emergency Projects) (Santa Cruz Seaside Company, owner/filed: 7/8/2010) MF  
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

**Action Minutes**

**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of the Coastal Permit based upon the Findings listed in the report and the Conditions of Approval.

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

Gillian Greensite, appellant, delivered a power point presentation in support of her appeal.

Merry Crowen, representative of the Seaside Company, made comments supporting the removal of the trees.

The Public Hearing was opened.

Speaking in support of the appeal:

- John Bergwall

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

The Commissioners discussed the issues and made comments.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Whatley seconded, that the Planning Commission acknowledge the environmental determination, deny the appeal and uphold the Zoning Administrator's approval of the Coastal Permit. The motion carried on a vote of 4-1-2, with Commissioners Foster, Kennedy, Whatley and Mesiti-Miller voting yes, Commissioner Quartararo voting no, and Commissioners Tustin and Schultz absent.

2. **916 Ocean Street** **CP11-0019** **APN 008-331-27**  
Special Use Permit to establish a rental service (U-Haul) on a commercial site with an auto repair business in the CC zone district. (Environmental Determination: Categorical Exemption) (Bei-Scott Company LLC, owner/filed: 1/25/2011) MF  
**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the Findings and Conditions of Approval.

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

Steve Elmore, Architect, Ken Potts, owner of Quality Auto, and Brad Krokowar, representing U-Haul spoke asking that Condition 15 be removed since the property owner would not agree to combine the various lots; they also requested a change to Condition 10 allowing four U-Haul trucks to be parked in front along Ocean Street.

The Public Hearing was opened.

No one wished to speak and the Public Hearing was closed.

The Commissioners discussed the item and made comments.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Quartararo seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, deleting condition number 15 and adding a new condition requiring review of the Special Use Permit after 10 years. The motion carried on a vote of 5-0-2 with Commissioners Foster, Kennedy, Quartararo, Mesiti-Miller and Whatley voting yes, and Commissioners Tustin and Schultz absent.

**General Business** — None

**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
- Planning Department Report

Assistant Director Khoury noted that the next meeting would include an appeal by Cypress Lounge and that Commissioner Schultz's absence was due to an accident.

**Items Referred to Future Agendas** — None

**Adjournment** — 9:00 P.M.

The next Planning Commission meeting will take place on August 18, 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.

APPROVED: \_\_\_\_\_  
David Foster, Acting Chair

ATTEST: \_\_\_\_\_  
Alex Khoury, Assistant Director