



REVISED AGENDA

Revised Agenda

Planning Commission

Regular Meeting

7:00 p.m. - Thursday, December 1, 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 — Minutes of October 20, 2011

Public Hearings —

1. 1101 Pacific Ave., F CP11-0129 APN 005-141-20
Special Use Permit to establish a pawn shop component within an existing antique business in a ground floor tenant space within a mixed use building (University Town Center) in the CBD Central Business District. (Environmental Determination: Categorical Exemption) (Canfield Laurel & Pacific Ltd, owner/filed: 9/7/2011) MA
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the Findings listed below and the Conditions of Approval listed in Exhibit "A."

2. Emergency Shelter Zoning Ordinance A11-0002 Citywide

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. The Cal-Relay system number: 1-800-735-2922.

Agenda

Amendment to the Zoning Ordinance and Local Coastal Program to allow for Emergency Shelters in the PF Zone District and to amend the definitions of Transitional and Supportive Housing. (Environmental Determination: Negative Declaration) (City of Santa Cruz, applicant/ filed: 10/25/2011) MK

RECOMMENDATION: Recommend acceptance of the previously adopted Negative Declaration and adoption of the proposed ordinance amendments to the City Council.

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 December 15, 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.