



[ACTION MINUTES](#)
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, October 20 - 2011
City Council Chambers, 809 Center Street

Call to Order — 7:00 PM

Roll Call —

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

Absent: Commissioners D. Foster (with notice) and R. Quartararo (with notice).

Staff: Principal Planners, E. Marlatt and K. Thomas; Associate Planners, J. Lum and N. Concepcion; Recorder, M. Schwarb.

Audience: 19

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

Approval of Minutes — Minutes of September 15, 2011.

[ACTION:](#) Commissioner Kennedy moved, and Commissioner Whatley seconded, approval of the minutes of September 15, 2011, as submitted. The motion carried on a vote of 3-0-2-2 with Commissioners Kennedy, Whatley and Schultz in favor, Commissioners Tustin and Mesiti-Miller abstaining and Commissioners Foster and Quartararo absent.

Public Hearings —

1. 320 West Cliff Dr. CP11-0102 APN 004-243-20
Planned Development Permit to allow a second accessory dwelling unit on a lot developed with an existing single-family residence and a detached Accessory Dwelling Unit on a standard lot located in the R-1-5/CZ-O/SP-O/WCD-O zone district and listed on the City Historic Building Survey. (Environmental Determination: Categorical Exemption) (Horn, Khristina M. S/W, owner/filed: 7/14/2011) JL
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Planned Development Permit based on the findings and the Conditions of Approval.

Principal Planner Marlatt introduced Associate Planner Lum who presented the staff report.

The public hearing was opened.

Clark Schultes, architect for the project, spoke briefly regarding details of the proposal.

No one else wished to speak and the public hearing was closed.

The Commissioners asked questions and made comments regarding:

- Additional windows;
- Historic designation;
- Skylights;
- The proposed balcony.

ACTION: Commissioner Schultz moved, and Commissioner Whatley seconded, that the Planning Commission acknowledge the environmental determination and approve the Planned Development Permit. The motion carried on a vote of 5-0-2 with Commissioners Kennedy, Mesiti-Miller, Schultz, Whatley and Tustin in favor and Commissioners Foster and Quartararo absent.

2. 151 Harvey West Blvd., Ste. D CP11-0073 APN 001-051-40
Special Use Permit to establish a gym in a multi-tenant building located in the IG zone district. (Environmental Determination: Categorical Exemption) (BJI Investments LLC, owner/filed: 5/25/2011) NC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the findings and the Conditions of Approval.

Principal Planner Marlatt introduced Associate Planner Concepcion who presented the staff report.

The Public Hearing was opened.

The Applicant, Kyle Haynes, spoke urging the approval of the project and requesting the omission of the Parking Impact Fees.

Speaking from the audience in favor of the project:

- Christy Brandt;
- Melissa Klein;
- Charley McDowell;
- Richard Hoover, owner of the adjacent business, Santa Cruz Guitar Co.;
- Rebecca Dew;
- Cecelia Neilson;
- Wesley Van Camp;
- Richard B. Haynes, father of the Applicant;
- Liz Gray.

The Public Hearing was closed.

Commissioners made comments and asked questions regarding:

- Who filed complaint (confidential);
- Traffic impact fees;
- Bike parking;
- Trash enclosure location;
- Sprinkler requirements;
- Hours of operation.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Schultz seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit striking the first sentence of Condition 13. The motion carried on a vote of 5-0-2 with Commissioners Kennedy, Mesiti-Miller, Schultz, Whatley and Tustin in favor and Commissioners Foster and Quartararo absent.

General Business —

3. Review of the General Plan 2030 and Draft EIR

RECOMMENDATION: That the Planning Commission accept the approach suggested by staff for the review and consideration of Draft General Plan 2030.

Principal Planner Thomas spoke briefly noting that he had nothing to add to the staff report which outlined the process for presentation of the various portions of the General Plan. He suggested that the 3 newest members of the Commission meet with

staff to review the lengthy process that has gone on. The roll-out is expected to begin in the Spring and will require a number of meetings over a period of several months.

ACTION: Commissioner Kennedy moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission accept the approach suggested by staff. The motion carried on a vote of 5-0-2 with Commissioners Kennedy, Mesiti-Miller, Schultz, Whatley and Tustin in favor, and Commissioners Foster and Quartararo 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 —

Principal Planner Marlatt reported that the November 3rd meeting will be cancelled due to lack of business, though there are items scheduled for the November 17th meeting.

Items Referred to Future Agendas — None

Adjournment — 8:10 PM

The next Planning Commission meeting will take place on November 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. 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.