



ACTION MINUTES

Planning Commission Regular Meeting

7:00 p.m. - Thursday, December 1, 2011
City Council Chambers, 809 Center Street

Call to Order — 7:01 P.M.

Roll Call —

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

Absent: None

Staff: Principal Planners, K. Thomas and E. Marlatt; Associate Planner, M.
Alsip; Senior Planner, M. King; and Recorder, M. Schwarb

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 October 20, 2011

ACTION: Commissioner Schultz moved, and Commissioner Kennedy seconded, that the Planning Commission approve the minutes of October 20, 2011, as submitted. The motion carried on a vote of 4-0-2 with Commissioners Kennedy, Mesiti-Miller, Schultz and Tustin in favor and Commissioners Foster and Quartararo abstaining.

Action Minutes

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."

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

Tom Thacher, architect spoke regarding the business and its long term success. The business owner, Steven Bumb, made comments and answered questions.

The Public Hearing was opened.

Speaking from the audience in support of the business:

- Tom Stelling

The Public Hearing was closed.

The Commissioners made comments and asked questions concerning:

- Security issues;
- Hours of operation;
- Signage.

ACTION: Commissioner Quartararo moved, and Commissioner Schultz seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit. The motion carried on a vote of 6-0 with Commissioners Foster, Kennedy, Mesiti-Miller, Quartararo, Schultz and Tustin in favor.

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2. **Emergency Shelter Zoning Ordinance A11-0002 Citywide**
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.

Principal Planner Thomas introduced Senior Planner King who presented the staff report.

The Public Hearing was opened.

No one wished to speak.

The Public Hearing was closed.

The Commissioner's made comments and asked questions regarding:

- The differences between emergency shelters, supportive housing and transitional housing;
- Finding #4, which applies only to Thrift Stores;
- Laundry facilities;
- Secured bicycle storage;
- Zoning of current shelters;
- Compatibility of shelters with IG zoning.

ACTION: Commissioner Foster moved, and Commissioner Schultz seconded, that the Planning Commission accept the previously adopted Negative Declaration and recommend the adoption of the proposed ordinance amendments to the City Council adding a requirement for laundry facilities to be provided for all emergency shelters of over ten beds and secured bike space for every two beds. The motion carried on a vote of 6-0 with Commissioners Kennedy, Mesiti-Miller, Foster, Quartararo, Schultz and Tustin in favor.

General Business — None

Informational Items — None

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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
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Principal Planner K. Thomas noted that the LAFCO recommendations will be reviewed on December 7, 2011 at the County Building at 8:30 A.M.

Principal Planner E. Marlatt announced that there would be two planning projects for consideration at the December 15, 2011 meeting. He also reported that last Tuesday evening, the City Council accepted a report prepared by national retail expert Robert Gibbs and directed staff to begin work on the recommendations contained therein. Some of the recommendations involve amendments to the Sign Ordinance and possibly to the Downtown Recovery Plan which will occur early next year.

Items Referred to Future Agendas — None

Adjournment — 8:38 P.M.

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.