



Action Minutes  
Planning Commission  
Regular Meeting  
7:00 p.m. - Thursday, February 16, 2012  
City Council Chambers, 809 Center Street

Call to Order — 7:04 P.M.

**Roll Call —**

Present: Chair, M.Tustin; Commissioners P. Kennedy; M. Mesiti-Miller;  
R.Quartararo; B. Schultz; T. Goncharoff  
Absent: Commissioner D. Foster (without notice).  
Staff: Principal Planner, E. Marlatt; Associate Planners, M. Ferry and J. Lum;  
Senior Planner, M. King; Recorder, M. Schwarb.  
Audience: 9

Statements of Disqualification — None.

**Election of Officers —**

ACTION: Commissioner Quartararo moved, and Commissioner Kennedy seconded, to Elect Commissioner Schultz as Chair. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Schultz, Kennedy, Mesiti-Miller, Goncharoff, and Quartararo in favor and Commissioner Foster absent.

ACTION: Commissioner Schultz moved, and Commissioner Mesiti-Miller seconded, to elect Commissioner Quartararo as Vice Chair. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Schultz, Mesiti-Miller, Kennedy, Goncharoff and Quartararo in favor and Commissioner Foster absent.

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 — None.

Consent Agenda — None.

## Public Hearings –

1. 1225 Shaffer Road CP11-0171 APN 003-321-04  
Tentative Map for a 53-lot condominium map for a previously approved 52-unit storage facility located in the IG/CZ-O/SP-O/MS-O zone district (Environmental Determination: Categorical Exemption) (Stillwater Investments LLC, owner/filed: 12/1/2011) JL  
**RECOMMENDATION: Recommend to the City Council acknowledgement of the environmental determination and approval of the Tentative Subdivision Map based on the findings in the staff report and the Conditions of Approval listed in Exhibit "A."**

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

The Applicant, Jon Lee, spoke regarding the project and answered questions noting that the project is purely for storage with no office, manufacturing or business uses and offers a somewhat larger space than the typical storage unit. He envisions that a small business owner might use the space for off-site inventory storage.

The Public Hearing was opened.

Speaking from the floor:

- Richard Harrington, resident of a nearby apartment complex, expressed concerns.

The Public Hearing was closed.

The Commissioners made comments and asked questions of staff and the Applicant regarding:

- How the HOA rules would be enforced;
- Whether the units are plumbed, wired, or ventilated;
- Public bathrooms;
- Hours of operation;
- On-site management;
- Size of electric panels;
- Pollution from run-off;
- Project as a buffer between residential and agricultural use;
- Security measures.

**ACTION: Commissioner Quartararo moved, and Commissioner Tustin seconded, that the Planning Commission recommend to the City Council acknowledgement of the Environmental Determination and approval of the Tentative Subdivision Map. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Quartararo, Schultz, Mesiti-Miller, Kennedy, and Goncharoff in favor and Commissioner Foster absent.**



**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Goncharoff seconded, that the Planning Commission acknowledge the environmental determination and approve the Slope Modification and Variance adding the following Conditions:

27. Access along and across the existing driveway shall not be blocked by construction vehicles or equipment for a period of more than 15 minutes at any given time during construction.

28. Applicant will agree to repair any and all damage to the existing driveway caused by construction.

29. Plans for new landscaping on that portion of parcel number 001-141-47 shall be specified and approved by the owner, whose approval shall not be unreasonably withheld.

The motion carried on a vote of 6-0-1 with Commissioners Tustin, Quartararo, Schultz, Mesiti-Miller, Kennedy and Goncharoff in favor and Commissioner Foster absent.

### General Business —

3. Zoning Ordinance Amendments (MK)  
RECOMMENDATION: Direct staff to prepare text amendments to sections of the Zoning Code.

Senior Planner King presented the staff report. Upon direction by the Planning Commission she will return in March or April to present the amendments.

**ACTION:** Commissioner Tustin moved, and Commissioner Quartararo seconded, that the Planning Commission direct staff to prepare text amendments to sections of the Zoning Code. The motion carried on a vote of 6-0-1 with Commissioners Quartararo, Tustin, Schultz, Kennedy, Mesiti-Miller and Goncharoff in favor and Commissioner Foster absent.

**Informational Items —** None.

*No action shall be taken on these items.*

## Subcommittee/Advisory Body Oral Reports —

*No action shall be taken on these items.*

- Chairperson's Report — None
- Planning Department Report  
Principal Planner Marlatt noted that 350 Ocean was heard by the Council last Tuesday and continued to mid-March. He announced that the meeting for March 1, 2012 is cancelled. There are a number of items coming up including the General Plan review, the Blue Lagoon relocation, a mixed use project on Frederick, co-housing project on Walnut, an application from Santa Cruz Medical Clinic for a 20,000 square foot facility on Mission, and the Forever 21 project which is the first use permit to be processed under the "Borders Ordinance" which was adopted in 2000 for uses greater than 16,000 square feet.

## Items Referred to Future Agendas — None

## Adjournment — 9:35 P.M.

The next Planning Commission meeting will take place on March 15, 2012 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.