

<u>Agenda</u>

Planning Commission Regular Meeting

7:00 p.m. - Thursday, April 19, 2012 City Council Chambers, 809 Center Street

Call to Order -

Roll Call — Bill Schultz, Chair; David Foster; Peter Kennedy; Mark Mesiti-Miller; Rod Quartararo, Vice Chair; Tim Goncharoff; Mari Tustin

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 March 29, 2012.

Public Hearings —

1. 1011 Pacific Ave. CP12-0047 APN 005-142-11

Appeal of the Zoning Administrator's interpretation of the Downtown Recovery Plan and requirement for a revocable license/extension area permit for the use of the sidewalk due to the installation of a take-out window for a commercial business (Rockers Pizza Kitchen) located in the CBD zone district. (Environmental Determination: Categorical Exemption) (April Johnston, Successor Trustee, owner/filed: 3/21/2012)

RECOMMENDATION: That the Planning Commission uphold the Zoning Administrator's interpretation of the Downtown Recovery Plan and requirement for a revocable license/extension area permit for the use of the sidewalk due to the installation of a take-out window for a commercial business in the CBD zone district.

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.

2. 727 Frederick Street CP12-0011 APN 011-024-03 Administrative Use, Design, and Conditional Fence permits to allow a two-story building with several use options, including entirely office, mixed-use (office/residential), or entirely residential with up to four apartment units on a property located in the PA zone district. (Environmental Determination: Categorical Exemption) (Cline, William E. & Ethelyne M. T., owners/filed: 1/17/2012) JL RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Administrative Use and Design Permits and deny the Conditional Fence Permit, based on the findings and the Conditions of Approval.

General Business -

Informational Items -

No action shall be taken on these items.

Commissioner Mesiti-Miller will summarize his recent attendance at the League of California Cities Conference.

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 May 3, 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. 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.

<u>APPEALS</u> - 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 <u>City Clerk</u>.

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.