



## ACTION MINUTES

### Planning Commission Regular Meeting

7:00 p.m. - Thursday, March 29, 2012  
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

#### Roll Call —

Present: B. Schultz, Chair; D. Foster; M. Mesiti-Miller; R. Quartararo; M. Tustin.  
Absent: P. Kennedy (with notice); T. Goncharoff (with notice).  
Staff: Principal Planner E. Marlatt; Recorder M. Schwarb.  
Audience: 5

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 February 2, 2012, and February 16, 2012.

**ACTION:** Commissioner Foster moved and Commissioner Tustin seconded that the Planning Commission APPROVE the Minutes of February 2, 2012 as submitted. The motion carried on a vote of 5-0-2 with Commissioners Foster, Tustin, Quartararo, Mesiti-Miller and Schultz in favor and Commissioners Kennedy and Goncharoff absent.

**ACTION:** Commissioner Tustin moved and Commissioner Quartararo seconded that the Planning Commission APPROVE the Minutes of February 16, 2012 as submitted. The motion carried on a vote of 5-0-2-1 with Commissioners Tustin, Quartararo, Mesiti-Miller in favor, Commissioners Kennedy and Goncharoff absent, and Commissioner Foster abstaining.

## Public Hearings —

- 1. 1200 Pacific Ave. CP12-0022 APN 005-081-52**  
Special Use Permit to allow retail use (Forever 21) to occupy a tenant space exceeding 16,000 square feet in the CBD zoning district. (Environmental Determination: Categorical Exemption) (1200 Pacific LLC, owner/filed: 2/13/2012) DL  
**Recommendation: That the Planning Commission recommend that the City Council acknowledge the environmental determination and approve the Special Use Permit with conditions.**

Principal Planner Marlatt presented the staff report.

The Public Hearing was opened.

Speaking in favor of the project:

- Don Ley, of Redtree Properties, owner.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Placement of the doors.
- How many people were employed by Borders.
- Contributions to transportation and parking.
- Whether the space could hold several smaller tenants.
- Need for a large anchor store in the downtown.

**ACTION:** Commissioner Mesiti-Miller moved and Commissioner Tustin seconded that the Planning Commission RECOMMEND that the City Council acknowledge the environmental determination and approve the Special Use Permit with Conditions. The motion carried on a vote of 5-0-2 with Commissioners Tustin, Quartararo, Foster, Mesiti-Miller and Schultz in favor and Commissioners Kennedy and Goncharoff absent.

**General Business — None.**

**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 the April 5 meeting is cancelled and there will be items for the April 19 meeting. He also updated the Commission on the 350 Ocean Street project which will be heard again by City Council on April 10, 2012.

**Items Referred to Future Agendas — None.**

**Adjournment — 7:25 P.M.**

The next Planning Commission meeting will take place on April 19, 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.