



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 3, 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 April 19, 2012.

Public Hearings —

1. **805 Ocean Street** **CP11-0069** **APN 008-323-26**
Special Use Permit to recognize an existing high-risk alcohol outlet and approve a cooperative parking facility; Administrative Use Permit to allow a take-out restaurant, and a Design Permit to expand a service station in the CC zone district. (Environmental Determination: Categorical Exemption) (Aadij Investment Inc., owner/filed: 5/23/2011) MF
Recommendation: That the Planning Commission continue this item indefinitely.

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. **Zoning Amendment** **A12-0001** **City-wide**
Zoning Amendment to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code and the Local Coastal Implementation Plan, to include: removal of covered parking requirements for multi-family housing; minor changes to the Design Permit findings; removal of the requirements of number of stories in the Industrial (IG) and Industrial Performance (IGPER2) Districts; amending the requirements for roof top equipment screening; and allowing outdoor extension areas for certain commercial and industrial districts outside of the Downtown Recovery Plan Area. (Environmental Determination: Exempt from CEQA) (Planning Dept., applicant/filed: 3/29/2012) **MK**
RECOMMENDATION: That the Planning Commission recommend that the City Council acknowledge the environmental determination and approve the draft Ordinance changes based on the Findings and adopt a resolution directing the city manager to submit the Local Coastal Plan amendment to the California Coastal Commission for final certification.

General Business —

3. **2013-2015 Capital Improvement Program Consistency with the General Plan**
RECOMMENDATION: That the Planning Commission by motion find that the 2013-2015 Proposed Capital Improvement Program is consistent with the General Plan.

Informational Items —

No action shall be taken on these items.

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 17, 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.

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.