



[ACTION MINUTES](#)
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 3, 2012
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners D. Foster; T. Goncharoff; M. Tustin; and Chair B. Schultz.
Absent (with notice): Commissioners R. Quartararo; M. Mesiti-Miller; and P. Kennedy.
Staff: Planning Director, J. Rebagliati; Principal Planner, K. Thomas; Senior Planner, M. King; Recorder, M. Schwarb.
Audience: Four members of the public.

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 April 19, 2012.

ACTION: Commissioner Tustin moved, and Commissioner Foster seconded, that the Minutes of April 19, 2012 be APPROVED as submitted. The motion carried on a vote of 4-0-3 with Commissioners Tustin, Foster, Goncharoff and Schultz in favor, none opposed, and Commissioners Mesiti-Miller, Kennedy and Quartararo absent.

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.

ACTION MINUTES

Planning Director Rebagliati noted that the plans for this project were modified and the item will now go to the Zoning Administrator for approval.

ACTION: Commissioner Goncharoff moved, and Commissioner Tustin seconded, that the Planning Commission CONTINUE this item indefinitely. The motion carried on a vote of 4-0-3 with Commissioners Tustin, Foster, Goncharoff and Schultz in favor, none opposed, and Commissioners Mesiti-Miller, Kennedy and Quartararo absent.

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.

Senior Planner M. King presented the staff report.

The Public Hearing was opened.

Speaking from the floor:

- Reed Searle;
- Zachary Davis;
- Kendra Baker.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Public versus private views;
- Screening of equipment in IG district;
- Sidewalk widths;
- Temporary versus permanent extension areas;
- Plant heights;
- Visibility;
- Enforcement;
- Covered parking for multi-residential units.

ACTION MINUTES

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, that the Planning Commission RECOMMEND that the City Council ACKNOWLEDGE the environmental determination, APPROVE the draft Ordinance changes with minor revisions and ADOPT a resolution directing the City Manager to submit the Local Coastal Plan amendment to the California Coastal Commission for final certification. The motion carried on a vote of 4-0-3 with Commissioners Tustin, Goncharoff, Foster and Schultz in favor, none opposed, and Commissioners Mesiti-Miller, Kennedy and Quartararo absent.

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.

Principal Planner Thomas presented a brief staff report, noting that most of the projects in the CIP have appeared in previous years since it is a three year plan.

The Commissioners made comments and asked questions regarding:

- Grant funds;
- Climate Action Plan;
- King Street Bike proposal;
- Tide Gauge installation.

ACTION: Commissioner Foster moved, and Commissioner Tustin seconded, that the Planning Commission find that the 2013-2015 Proposed Capital Improvement Program is consistent with the General Plan. The motion carried on a vote of 4-0-3 with Commissioners Tustin, Foster, Goncharoff and Schultz in favor, none opposed, and Commissioners Mesiti-Miller, Kennedy and Quartararo absent.

Informational Items — None.

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 — None.
- Planning Department Report —

Principal Planner Thomas discussed the upcoming General Plan 2030 hearings and the process for moving it to the City Council prior to the August recess.

Items Referred to Future Agendas — None.

ACTION MINUTES

Adjournment — 8:10 P.M.

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.