



ACTION AGENDA

Planning Commission Regular Meeting

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

The following is an unofficial representation of the Planning Commission's Actions.
Minutes are official upon approval.

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners T. Goncharoff; P. Kennedy; M. Mesiti-Miller;
R. Quartararo, Vice Chair; B. Schultz, Chair; M. Tustin.

Absent: None

Staff: Planning Director, J. Rebagliati; Principal Planner, E. Marlatt; Associate
Planner, M. Ferry; Senior Planner, D. Lauritson; City Traffic Engineer, J.
Burr; Recorder, M. Schwarb.

Audience: 80-100

Statements of Disqualification — Commissioner Tustin disqualified herself on
item 2, Walnut Commons Cohousing due to proximity of her residence.

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.

Public Hearings —

- 1. 1301 Mission Street CP12-0016 APN 004-012-45**
Demolition Authorization to remove four homes; Boundary Line Adjustment to combine
seven lots into one lot; Design Permit to construct an 18,000 square foot medical
office building in the CC zone district; and a Special Use Permit to provide 13 parking
spaces on an adjacent R-1-5 lot. (Environmental Determination: Categorical
Exemption) (ZS Properties, owner/filed: 1/30/2012) MF

RECOMMENDATION: That the Planning Commission acknowledge the
environmental determination and approve the Demolition Authorization
Permit, Boundary Line Adjustment, Design Permit and Special Use Permit
based on the attached Findings and Conditions of Approval in Exhibit "A".

ACTION: The Planning Commission **ACKNOWLEDGED** the environmental determination and **APPROVED** the Demolition Authorization Permit, Boundary Line Adjustment, Design Permit and Special Use Permit based on findings of fact and subject to the Conditions of Approval attached to the staff report on a vote of 6-0 with all Commissioners in favor.

ACTION: The Planning Commission **RECOMMENDED** to the City Council that they undertake a neighborhood traffic circulation study of the neighborhood bounded by Bay, California, Laurel and Mission with respect to the traffic impacts generated by the new PAMF development approved tonight and any other development planned for the next two years, on a vote of 5-1 with Commissioner Kennedy opposed.

2. 148 Walnut Avenue CP12-0015 APN 005-072-33
Design Permit and Tentative Subdivision Map for a 19 unit, multi-family condominium co-housing project consisting of a three-story building above basement parking in the Central Business (CBD) zoning district. (Environmental Determination: Categorical Exemption) (207 Church Street LLC, owner/filed: 1/26/2012) DL

RECOMMENDATION: That the Planning Commission recommend that the City Council approve the attached resolution approving the Design Permit and Tentative Map based on the Findings in the resolution and the Conditions of Approval.

ACTION: The Planning Commission **CONTINUED** discussion of this project to the next Planning Commission meeting of June 21, 2012 on a vote of 5-0-1 with Commissioner Tustin recused.

General Business — None.

Informational Items — None.
No action shall be taken on these items.

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Subcommittee/Advisory Body Oral Reports — None.

No action shall be taken on these items.

- Chairperson's Report - None.
- Planning Department Report -

Planning Director Rebagliati noted that the next meeting will feature an appeal related to 1010 Fair Ave.

Items Referred to Future Agendas —

Adjournment — 11:45 P.M.

The next Planning Commission meeting will take place on June 21, 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.