



[ACTION MINUTES](#)  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, May 17, 2012  
City Council Chambers, 809 Center Street

**Call to Order** — 7:00 P.M.

**Roll Call** —

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

**Absent:** None

**Staff:** J. Rebagliati, Planning Director; K. Thomas, Principal Planner; M. King, Senior Planner; L. Alamos-Bisbee, Management Analyst; S. Strelow, Consultant; M. Schwarb, Recorder.

**Audience:** 25-30.

**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 May 3, 2012.

**ACTION:** Commissioner Tustin moved, and Commissioner Foster seconded, **APPROVAL** of the Minutes of May 3, 2012, as submitted. The motion carried on a vote of 4-0-3 with Commissioners Tustin, Foster, Schultz, and Goncharoff in favor and Commissioners Quartararo, Mesiti-Miller and Kennedy abstaining.

**Public Hearing** —

1. Draft General Plan 2030 and GP12-0001 Citywide  
Final Environmental Impact Report

Planning Commission consideration of the draft General Plan 2030 and Final Environmental Impact Report. (Environmental Determination: EIR) (City of Santa Cruz, applicant/ filed: 4/25/2012) KT

**RECOMMENDATION:** Recommend that the City Council adopt: 1) Resolution certifying the Final Environmental Impact Report (FEIR); 2) Resolution adopting Findings of Fact, a Mitigation Monitoring and Reporting Program, and a Statement of Overriding Considerations; 3) by motion adopt the amended language to Land Use Policy LU 1.1.5 (Golf Club Drive); and 4) Resolution adopting the City's General Plan 2030 except for areas of the City within the California Coastal Zone.

Planning Director Rebagliati introduced Principal Planner Thomas and noted that this process of creating the new General Plan 2030 is several years long. Principal Planner Thomas explained what a General Plan is and how it guides policy in development and planning practice. He then introduced Senior Planner King, who presented the organization of the plan as a framework for sustainability.

A break was called at 8:12 PM and the meeting reconvened at 8:19 PM.

The Public Hearing was opened.

Speaking from the audience:

- Jean Doer, resident of Golf Club Drive;
- Cathy Puccinelli, resident of Golf Club Drive;
- Deborah Kartiganer, Sedgwick LLP, attorney representing Safeway, Inc.;
- Rick Longinotti, Transition Santa Cruz;
- Craig Rowell, developer, 1930 Ocean Street Extension;
- Ed Silveira, Villa Branciforte Preservation and Branciforte area representative;
- Celia Scott, resident of Santa Cruz;
- John Swift, resident of Golf Club Drive;
- Ken DeFrees, commercial realtor;
- Jim Felich, resident of Golf Club Drive;
- Deidre Hamilton, owner on Golf Club Drive.

Topics addressed included:

- Desire of Golf Course Drive residents for a division to three lots rather than two, plus a remainder;
- Flexibility in the wording of Land Use Goals to "encourage" rather than "require" the high end of density, depending on the project;
- Water use policies;
- Major corridor development increasing density and height;
- Concerns regarding other plans and how they are referenced in the General Plan;
- Considering Alternative 2 more seriously;
- Rezoning of the parcel under development at 1930 Ocean Street;
- Importance of historic preservation.

The Public Hearing was closed.

The Commissioners discussed the public comments and asked questions of staff regarding:

- Continuation of the Public Hearing and written comments;
- Water availability and policies, including water neutrality;
- Environmentally superior Alternative 2;
- Water needs of fisheries;
- Additional plans that need reference;
- Whether acceptance of the General Plan 2030 is a tacit approval of the desalination plant;
- General Plan maintenance fees;
- Ocean Street extension project;
- Land Use issue requiring the highest density versus encouraging the highest density;
- Further discussion of Golf Club Drive;
- Process for further discussion.

**ACTION:** The Planning Commission heard public comment, discussed the item and CONTINUED it, by consensus, to a Special Meeting on May 24, 2012, including Public Hearing and additional written comments.

**General Business — None.**

**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
- Planning Department Report

Director Rebagliati noted that 747 Frederick Street, previously approved by the Planning Commission, has been appealed to the City Council.

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

**Adjournment — 9:38 P.M.**

The next Special Planning Commission meeting will take place on May 24, 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.

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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.