



[ACTION MINUTES](#)  
**Planning Commission**  
**Special Meeting**  
7:00 p.m. - Thursday, May 24, 2012  
City Council Chambers, 809 Center Street

**Call to Order — 7:00 PM**

**Roll Call —**

**Present:** Commissioners: Bill Schultz, Chair; David Foster; Peter Kennedy; Mark Mesiti-Miller; Rod Quartararo, Vice Chair; Tim Goncharoff; Mari Tustin

**Absent:** None.

**Staff:** Water Department Director, Bill Kocher.  
Planning Department: Ken Thomas, Principal Planner; Michelle King, Senior Planner; Lupita Alamos-Bisbee, Management Analyst; Maggie Schwarb, recorder.

**Others:** Stephanie Strelow, Strelow Consulting.

**Audience:** 20-30.

**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](#).**

## Public Hearing — (Continued from the meeting of May 17, 2012)

1. **Draft General Plan 2030 and Final Environmental Impact Report** **GP12-0001** **Citywide**  
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 including changes in Exhibit A except for areas of the City within the California Coastal Zone.

Principal Planner Thomas introduced Senior Planner, M. King, Management Analyst, L. Alamos, Consultant, S. Strelow and Water Director, B. Kocher. He noted that additional correspondence had been received from the public and provided to the Commissioners and then provided additional responses to concerns and questions posed at the previous meeting. His comments provided explanations to questions concerning:

- Reasons for not including site-specific areas in the General Plan;
- History of Golf Club Drive concerns and issues;
- Language changes to Land Use Policy LU3.7.1 to add flexibility;
- Environmentally superior Alternative 2.

He then introduced Water Director Kocher, who addressed three water concerns:

- Water neutrality;
- Habitat conservation plan requirements;
- Proposed desalination facility.

Principal Planner Thomas then explained the omission of the Adopted Area plans from the General Plan 2030, noting that these plans are referenced in the Plan, but each can be amended separately.

A break was called at 8:05 PM and the Commission reconvened at 8:10 PM.

The Public Hearing was opened.

Speaking from the audience:

- Rick Longinotti of Santa Cruz DeSal Alternatives, urging a water neutrality policy;
- Ellen Aldridge of the Ocean Street Extension Neighborhood Association in opposition to the Ocean Street Extension project;
- John Swift of Golf Club Drive, again requesting the change from 2 to 3 lots in the policy for division;

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- Ed Silveira of the Villa Branciforte Preservation Society, supporting the addition of the Villa Branciforte map to the General Plan;
- Debbie Kartiganer of Sedgwick LLP on behalf of Safeway, Inc., supporting the language change suggested by staff.

The Public Hearing was closed.

The Commissioner's discussion included:

- Allowing 3 lots per parcel as opposed to staff recommendation of 2 on Golf Club Drive;
- Staff recommendations for the language changes in response to those recommended by Safeway, Inc.;
- Language changes on page 3 to clarify area plans relative to the General Plan 2030;
- Creation of Historic Districts--language change to maintain, expand and "create";
- Increase of density in many node areas and why Mission Street is excluded;
- Clarification regarding water issues, including fisheries habitat plan, water neutrality, conservation, desalination, water exchange and aquifer replenishment;
- The City's Integrated Water Plan;
- The omission of the Ocean Street Extension project;
- Inquired about Alternative number 2 from the EIR which has less immediate impacts, but does not adequately address growth and density;
- Planning for growth whether it occurs or not.

The Commissioners agreed on six areas of amendment:

- Change of language relative to maximum density and use requirements on corridors in response to request from Safeway;
- Change in Golf Club Drive policy allowing up to 3 lots per parcel;
- Language about which other plans to reference in the General Plan amending page three of text;
- Language allowing for creation of new Historic Districts, as appropriate;
- Adding language regarding water transfers for aquifer recharge;
- Additional language making it clear that there are more than two ways to encourage economic growth in the City.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, that the Planning Commission 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 amend and adopt Land Use Policy LU 1.1.5 (Golf Club Drive) allowing up to three lots per parcel; and 4) Resolution adopting the City's General Plan 2030 including changes in Exhibit A, and other amendments as agreed upon, except for areas of the City within the California Coastal Zone. The motion carried 7-0 with all the Commissioners in favor.

**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 - [None.](#)
- Planning Department Report -

Principal Planner Thomas noted that the June 7<sup>th</sup> Agenda will include Walnut Commons, a co-housing development at the corner of Center and Walnut and a new Palo Alto Medical Foundation medical facility at the corner of Van Ness and Mission.

**Items Referred to Future Agendas — [None.](#)**

**Adjournment — [9:40 PM](#)**

The next Planning Commission meeting will on June 7, 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.