



ACTION MINUTES

Planning Commission Regular Meeting

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

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 her interest in the property and
attendance at one of their meetings.

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".

Planning Director Rebagliati introduced Associate Planner Ferry who presented the
staff report.

Robert Del Rio, of Hexagon Transportation Consultants, Inc., spoke regarding the Traffic Impact Analysis, neighborhood traffic impacts, and the TIRE methodology.

Jim Burr, Transportation Manager for City of Santa Cruz, representing Public Works, spoke regarding the neighborhood traffic calming.

Tom Hart, representing Palo Alto Medical Foundation (PAMF), thanked City staff for their help and introduced the design team: Jeff Stoll, project architect; David Ramsey, Civil Engineer; Robert Del Rio, Traffic Engineer; Tom Sheer, Landscape Architect; and, Frank Church, Bogart Construction. He outlined the need for the project, and the many benefits to the community, including attractive design and state-of-the-art building, shared medical appointments, job creation, reduced trips for medical treatments.

Charlie Eadie, Land Use Planner of Hamilton Swift, spoke promoting the project as meeting all the Zoning Ordinance guidelines and the Mission Street Overlay Plan. Additionally, PAMF has met with the neighbors on many occasions and has worked hard to address their concerns.

The Public Hearing was opened.

Speaking from the audience:

- Wendy Baxter, representing the ad hoc Van Ness, Laurent, Seaside neighborhood group, gave a 20 minute Power Point presentation;
- Michele Horan, speaking for Seaside/Sadi St. neighbors;
- Lacie Gray, speaking on behalf of Laurent St. neighbors;
- Lisa Jensen, speaking for the Van Ness neighbors;
- Michael F. Cox, owner of Yogurt Delight at Van Ness and Mission;
- Enrique Sahagun, property owner at 210 Laurent, adjacent to the project;
- Bill Tysseling, Executive Director of Santa Cruz Chamber of Commerce;
- Debbie Bulger, citizen with experience in traffic issues;
- Dave Johnston, resident of Van Ness;
- Andrew Lewis, urgent care physician at PAMF;
- Gary Merrill, Executive Director, Santa Cruz County Business Council.

Chair Schultz called a break at 9:00 P.M. The meeting and Public Hearing resumed at 9:06 P.M.

- Carol Canaris, commercial broker with Cassidy Hurley.

Charlie Eadie spoke again, supporting the project.

Tom Hart spoke regarding the cost of traffic calming, and added, for the record, that PAMF is committed to doing the 6 items noted in Mr. Sahagun's letter.

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The Public Hearing was closed.

Jim Burr, of Public Works, responded to questions from the Commissioners.

Robert Del Rio, of Hexagon Transportation Consultants, Inc., responded to questions from the Commissioners.

Jeff Stoll, project architect, responded to questions about LEED certification.

The Commissioners asked questions and made comments regarding:

- How traffic impact fees are used;
- Funding for neighborhood traffic studies;
- Installing sidewalks on Seaside;
- How streets are selected for traffic studies;
- Lighted pedestrian crosswalks;
- Need for broader traffic planning rather than project by project;
- Appreciation of the neighbors work;
- Parking lot layout;
- Wisdom of delaying the parking mitigations;
- Pros and cons of closing streets.

ACTION: Commissioner Mesity-Miller moved, and Commissioner Quartararo seconded, 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 findings of fact and subject to the Conditions of Approval attached to the staff report. The motion carried on a vote of 6-0 with all Commissioners in favor.

ACTION: Commissioner Mesity-Miller moved, and Commissioner Goncharoff seconded, that the Planning Commission recommend 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. The motion carried 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.

Commissioner Tustin disqualified herself and left the meeting. Approximately 20-30 in the audience.

Senior Planner Lauritson presented the staff report.

Public Hearing was opened.

Jeff Major, representative for the applicant, thanked staff for their help. He went on to describe the cohousing project and how it evolved.

Speaking from the audience with concerns:

- Christine Thorne, member of Prophet Elias Greek Orthodox Church, speaking on behalf of the Congregation;
- Nancy Kvam, resident of Walnut Avenue;
- John Gryspos, member of Prophet Elias Greek Orthodox Church;
- Sophie Moore, President of the Parish Council at the Church.

Speaking from the audience in support of the project:

- Richard Klein, prospective resident of Walnut Commons;
- Diane Klein, prospective resident of Walnut Commons;
- Helge Moglen, prospective resident of Walnut Commons;
- Frances P. Nurkse, prospective resident of Walnut Commons.

Jeff Major iterated a desire to work with the neighbors and Richard Klein also noted that the intent of the group is to be good neighbors.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Conditions relating to the Downtown Recovery Plan;
- Denser, low-impact housing;
- Possibility of continuing the item;
- When notices to neighbors are sent;
- Concerns about the noise disclosure;
- The City's noise Ordinance;
- Right to privacy.

Jeff Major objected to a Continuance of the project.

Richard Klein objected to a Continuance.

ACTION: Commissioner Quartararo moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission continue discussion of this project to the next Planning Commission meeting of June 21, 2012. The motion carried 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.

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.

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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.