



Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, September 6, 2012  
City Council Chambers, 809 Center Street

**Call to Order** —

**Roll Call** — Bill Schultz, Chair; Rod Quartararo, Vice Chair; Peter Kennedy; Mark Mesiti-Miller; Mark Primack; Tim Goncharoff; Mari Tustin

**Statements of Disqualification** —

**Oral Communications** —

*No action shall be taken on these items.*

*The Chair may announce and set time limits at the beginning of each agenda item.*

**Announcements** —

**Approval of Minutes** — Minutes of June 21, 2012.

**Public Hearings** —

1.     **140 Front Street**                             **CP12-0101**                             **APN 007-033-01, -02, -03**  
Special Use Permit, Coastal Permit and Design Permit to construct a 33,648 square foot quasi-public building and supporting structures in the RH zone district. The building is proposed to be used for a period of five to seven years at which time it is planned that all structures will be removed. Planned Development Permit to allow variations to setbacks, building height, parking, and to allow sale of alcohol at events. Boundary Adjustment to shift approximately 5,000 square feet of one lot (APN 007-033-02) into 140 Front Street lot (APN 007-033-01). The remainder portion of APN 007-033-02 (1,000 square feet) will be added to 203 Laurel Street (APN 007-033-03) to provide driveway access to the apartments at 203 Laurel Street. One heritage tree will be removed for the project. (Environmental Determination: Categorical & Statutory Exemptions) (Santa Cruz Seaside Company, owner/filed: 6/25/2012)                             AK  
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

**RECOMMENDATION: That the Planning Commission hold a public hearing, discuss project details and make recommendations to the City Council regarding:**

- **Acknowledging the environmental determination; and**
- **Approving Planned Development, Special Use, Coastal and Design Permits, and Boundary Adjustment for the proposed project.**

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email [CityClerk@cityofsantacruz.com](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

### Informational Items —

*No action shall be taken on these items.*

### Subcommittee/Advisory Body Oral Reports —

*No action shall be taken on these items.*

- Chairperson's Report
- Planning Department Report

### Items Referred to Future Agendas —

### Adjournment —

The next Planning Commission meeting will take place on September 20, 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.