



ACTION MINUTES
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, June 21, 2012
City Council Chambers, 809 Center Street

Call to Order — 7:02 P.M

Roll Call —

Present: Commissioners B. Schultz, Chair; R. Quartararo, Vice Chair; P. Kennedy; M. Mesiti-Miller; T. Goncharoff; and M. Tustin.
Absent: None.
Staff: J. Rebagliati, Director; D. Lauritson, Senior Planner; M. Schwarb, Recorder.
Audience: Approximately 20.

Statements of Disqualification — Commissioner Tustin recused herself on the Walnut Commons item.

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 —

Director Rebagliati announced that the City Council will appoint a new Planning Commissioner in July and that the July 5, 2012 will be cancelled.

Approval of Minutes —

Minutes of May 17, 2012.

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, approval of the Minutes of May 17, 2012, as submitted. The motion carried on a vote of 6-0 with all Commissioners in favor.

Minutes of May 24, 2012.

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, approval of the Minutes of May 24, 2012, as submitted. The motion carried on a vote of 6-0 with all Commissioners in favor.

Minutes of June 7, 2012.

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ACTION: Commissioner Goncharoff moved, and Commissioner Mesiti-Miller seconded, approval of the Minutes of June 7, 2012, as submitted. The motion carried on a vote of 4-1-1 with Commissioner Schultz opposed and Commissioner Tustin abstaining on the portion she missed.

The Commissioners reversed the order of the Public Hearing and heard Item Number 2 first.

Public Hearings –

2. 1010 Fair Avenue CP12-0071 APN 003-101-29
Minor Modification to Zoning Permit No. CP12-0154 to remove Condition No. 14, eliminating the requirement for a recorded deed restriction pertaining to off-street parking. (Environmental Determination: Categorical Exemption) (1010 LLC, owner/filed: 5/8/2012) JL

RECOMMENDATION: That the Planning Commission accept the applicant's withdrawal of the Minor Modification application.

ACTION: Commissioner Goncharoff moved, and Commissioner Tustin seconded, that the Planning Commission accept the applicant's withdrawal of the Minor Modification application. The motion carried on a vote of 6-0, with all Commissioners in favor.

Commissioner Tustin left the meeting.

1. Old Business [continued from meeting of June 7, 2012]

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.

Senior Planner Lauritson presented a brief update.

The Public Hearing was opened.

Gail Olsen spoke on behalf of the Walnut Commons group.
Christine Thorne spoke, representing the Prophet Elias Greek Orthodox Church.

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The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Noise generating construction;
- Permits for the Greek Festival;
- Offensive noise;
- Planning and building permits.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Quartararo seconded, to recommend that the City Council adopt the resolution approving the Design Permit and Tentative Map based on the Findings in the resolution and the attached Conditions of Approval, and additions to the Conditions to include the suggestions submitted by the Greek Orthodox Church and Walnut Commons in their joint letter dated June 21, 2012, with minor changes suggested by staff, and adding verbiage to Condition 36, bullet point three, regarding nearby noise-generating events. The motion carried on a vote of 6-0, with all 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 -

Director Rebagliati reported that the item regarding the four units on Frederick Street was appealed to the City Council and the Council denied the appeal and upheld the Planning Commission's decision. The Council acknowledged that we have an excellent Planning Commission with very well-qualified people. She went on to report that the appeal period for the Palo Alto Medical facility project passed with no appeal and complimented the Commission on their decision on that project. In listening to the neighbor's concerns they created a project that could be conditioned and approved on its own and provided solid direction on what to do with the rest of the traffic issues. Staff and Public Works will be putting an item on the Council's agenda in September to discuss the traffic issues around this project. She complimented the Commission on their decision regarding Walnut Commons in recommending the groups talk to each other to allay concerns. She also noted that the Warrior's arena project will be coming up in August, perhaps at a special meeting.

Chair Schultz announced that he will not be at the July 19, 2012 meeting.

Items Referred to Future Agendas — None.

Adjournment — 8:45 P.M.

The next Planning Commission meeting will take place on July 19, 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.