



Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, October 18, 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 October 4, 2012

**Consent Agenda** —

*Items on the consent agenda are considered to be routine in nature and will be acted upon in one motion. Specific items may be removed by members of the Planning Commission or members of the public for separate consideration and discussion.*

*Items removed will be considered in the order they appear on the agenda.*

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.

## Public Hearing —

### 1. **Zoning and Subdivision Ordinance Amendments**

Applicable to Historic Properties

A12-0003

City Wide

Zoning and Subdivision Ordinance Amendments to provide incentives for historic properties which are listed on the City Historic Building Survey and for contributing buildings within historic districts. Incentives include but are not limited to: provisions for larger accessory dwelling units, a 15-percent parking bonus, waiver of the covered parking, front yard parking and tandem parking requirements, limited allowances for multi-family residential uses in R-1 (single-family residential) zones, offices in residential zones near commercially-zoned properties, expansion of single-family homes in RL and RM zone districts, expansion of non-conforming structures and uses, and condominium conversions with an exemption from the vacancy rate restriction. An additional amendment adds regulations to require a discretionary Demolition Permit for non-residential buildings. The project qualifies for a Categorical Exemption from the California Environmental Quality Act. The amendments affect ordinances which are part of the City's Local Coastal Implementation Plan and will not take effect within the coastal zone until they are certified by the California Coastal Commission. (Environmental Determination: Categorical Exemption) (Applicant: City of Santa Cruz / Applied: 9/6/2012) DL

**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and recommend City Council approval of the zoning and subdivision ordinance amendments based on the Findings in the report.

## General Business —

### 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 November 1, 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.