



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, November 15, 2012
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions.
Minutes are official upon approval.

Call to Order — 7:00 P.M.

Roll Call —

Present: B. Schultz, Chair; R. Quartararo, Vice Chair; M. Mesiti-Miller; M. Primack;
T. Goncharoff; M. Tustin.

Absent: P. Kennedy (with notice).

Staff: J. Rebagliati, Planning Director; E. Marlatt, Principal Planner; C.
Schneider, Assistant Public Works Director; M. Schwarb, Recorder.

Audience: 12 members of the Public.

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

Approval of Minutes — Minutes of October 18, 2012.

ACTION: The minutes of October 18, 2012, were APPROVED with the change of "to" in the second bullet point of the Action to "from" on a vote of 6-0-1 with all Commissioners voting in favor and Commissioner Kennedy absent.

Public Hearings —

1. 272 De Laveaga Park Rd. CP12-0053 APN 009-051-75
Planned Development Permit to include modified site area standards and lot standards, Tentative Subdivision Map for a 13-unit subdivision with one common lot, and a Design Permit to construct 13 homes in the R-1-5 zone district. (Environmental Determination: Categorical and Statutory Exemptions) (Starr, Richard R. S/M, owner/filed: 4/4/2012) MF
RECOMMENDATION: That the Planning Commission recommend to the City Council acknowledgment of the environmental determination and approval of the Planned Development, Design Permits, Heritage Tree Removal and Tentative Subdivision Map for a 13-unit subdivision in the R-1-5 zone district, based on the Findings in the report and the Conditions of Approval.

ACTION: The Planning Commission **RECOMMENDED** that the City Council acknowledge the environmental determination and approve the Planned Development, Design Permits, Heritage Tree Removal and Tentative Subdivision Map with the following changes:

- Change Finding #20 first sentence to read: The project includes a functional two car garage for each unit. ~~and a side or rear yard for all single family dwellings.~~
- Change Condition of Approval #4 to read: "Vertical-face type curbs, standard gutters and sidewalks shall be installed along all streets in the subdivision, in accordance with the approved tentative map, or another design as appropriate, subject to the approval of the Director of Public Works."
- Change Condition of Approval #24 first sentence to read: "LID measures should include the following, or another design to meet the LID goals, subject to the approval of the Director of Public Works:"
- Add Condition of Approval #59: "For lots 1 through 8, effort shall be made to situate windows to avoid over-looking adjacent neighbors (i.e. higher window placement, frosted lower portions, change window locations, etc.)"
- Add Condition of Approval #60: "The area occupied by the Water Easement between lots 4 and 5, exclusive of the vehicle turnaround, shall become part of lot 4 and shall be designed in such a manner as to provide maintenance and access needs of the Water Department, while considering privacy needs."

The vote was 6-0-1 with all Commissioners in favor and Commissioner Kennedy absent.

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
- Planning Department Report

Planning Director Rebagliati noted that the next meeting would be January 17, 2013 and there will be a meeting on January 24, 2013 to replace the regularly scheduled meeting on January 3, 2013, which is cancelled due to the annual City Holiday closure.

Items Referred to Future Agendas — None.

Adjournment — 8:45 P.M.

The next Planning Commission meeting will take place on January 17, 2013, 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.