



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, October 18, 2012
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners B. Schultz, Chair; R. Quartararo, Vice Chair; P. Kennedy; M. Mesiti-Miller; M. Primack; T. Goncharoff; M. Tustin.
Absent: None.
Staff: J. Rebagliati, Planning Director; E. Marlatt, Principal Planner; D. Lauritson, Senior Planner; J. Lum, Associate Planner; M. Schwarb, recorder.
Audience: 5 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 4, 2012.

ACTION: Commissioner Tustin moved and Commissioner Primack seconded approval of the minutes of October 4, 2012, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Primack, Quartararo, Kennedy, Mesiti-Miller and Goncharoff in favor and Commissioner Schultz abstaining.

Consent Agenda — None.

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

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.

Commissioner Schultz introduced Senior Planner Lauritson who presented the staff report.

The Commissioners asked questions of staff and made comments regarding:

- Age of potential historic homes;
- Historic districts and how they are established;
- Structures versus buildings;
- Standards for adding to historic list;
- Opting out of historic listing;
- Intervals of studies;
- How many properties are currently listed as historic.

The Public Hearing was opened. Speaking from the audience, in favor, or with concerns:

- Tim Blakeslee;
- Reed Searle;
- Frank Kaehler.

The Public Hearing was closed.

The Commissioners discussed the ordinance amendments and asked questions or commented on:

- Parking in setbacks;
- High cost of historic investigation for homeowners;
- CEQA requirement to review properties over fifty years old;
- The need to preserve historic structures;
- Commercial use of residentially-zoned properties two lots versus 100 feet away from commercially zoned properties;
- Importance of selection of the buildings on the list.

ACTION: Commissioner Primack moved, and Commissioner Goncharoff seconded, that the Planning Commission ACKNOWLEDGE the environmental determination and RECOMMEND that the City Council approve the zoning and subdivision ordinance amendments with the following revisions:

- Modify Section 24.12.445 (1)(a) to confirm that any parking in the front yard setback will conform to 24.12.280.6 (surfacing) of the Zoning Ordinance.
- Modify Section 24.12.445 (1)(b)(b) to indicate offices could be located on the first two lots or 100 feet (whichever is less) from commercially-zoned properties.
- Modify Section 24.08.1230 (1)(a) as follows: "...and where demolition is the only economically (added word) feasible means..."

The motion carried on a vote of 7-0 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 City Council heard from the neighbors of the new Palo Alto Medical Foundation project regarding their issues around traffic and also noted that an upcoming meeting will feature Green Building ordinance changes.

Items Referred to Future Agendas — None.

Adjournment — 8:50 P.M.

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. 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.