



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, March 21, 2013
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Rod Quartararo, Chair; Mark Mesiti-Miller, Vice Chair; Peter Kennedy; Jason Nortz; 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 —

Public Hearings —

Old Business

(continued from the meeting of 2/21/13)

1. 1321 River Street CP12-0196 APN 008-011-03
Special Use Permit for Medical Marijuana Dispensary in the IG zone district
(Environmental Determination: Categorical Exemption) (Linkemyer, Harlan Eugene &
Evel, owner/filed: 11/27/2012) MF

RECOMMENDATION:That the Planning Commission continue this item until the April 18, 2013 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. The Cal-Relay system number: 1-800-735-2922.

(postponed from cancelled meeting of 3/7/13)

2. 150 Jewell Street CP12-0076 APN 008-051-28
Major Modification of Site Supervision Permit No. SS-65-18, Minor Land Division, Slope Variance and Special Use, Design, Conditional Fence, and Sign Permits for a two-story memory care facility with 51 residential units located at the existing Elk's Lodge property in the R-1-5/RM zoning district. The project requires removal of seven heritage trees. (Environmental Determination: Statutory/Categorical Exemptions) (Santa Cruz Lodge BPOE No 824, owner/filed: 5/14/2012) JL

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Major Modification, Minor Land Division, Slope Variance, and Special Use, Design, Conditional Fence, and Sign Permits for a 51-unit memory care facility based on the Findings listed and the Conditions of Approval.

3. 611 Third Street CP12-0217 APN 007-271-01, -04
Special Use, Design, Coastal and Conditional Fence Permits, Variance, and Boundary Adjustment to combine two lots and convert large house into boutique hotel with associated parking. The house is listed on the City Historic Building Survey and the parcels are located in the RTB/CZ-O/SP-O zoning districts. (Environmental Determination: Categorical Exemption) (D. Patel, owner/filed: 12/19/2012) JL
This project requires a Coastal Permit which is appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use, Design, Coastal, and Conditional Fence Permits, Variance, and Boundary Adjustment based on the findings and the conditions listed in Conditions of Approval.

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 April 4, 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.