



Action Minutes

Planning Commission Regular Meeting

7:00 p.m. - Thursday, February 7, 2013
City Council Chambers, 809 Center Street

Call to Order — 7:02 P.M.

Roll Call —

Present: Commissioners R. Quartararo; M. Mesiti-Miller; P. Kennedy;
J. Nortz; M. Primack; T. Goncharoff.

Absent (with notice): Commissioner M. Tustin

Staff: Planning Director, J. Rebagliati; Assistant Director, A. Khoury;
Principal Planner, K. Thomas; Green Building Technical
Advisor, J. Ancic and Green Building and Environmental
Specialist, J. Werner; Recorder, M. Schwarb.

Audience: 3

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 — Chair Quartararo introduced new Commissioner, Jason Nortz, and also noted that a former Transportation Commissioner, Eric Mandel, had died.

Approval of Minutes — Minutes of January 24, 2013.

Action: Commissioner Primack moved, and Commissioner Kennedy seconded, approval of the Minutes of January 24, 2013, as submitted. The motion carried on a vote of 4-0-2-1, with Commissioners Primack, Kennedy, Quartararo and Mesiti-Miller in favor, Commissioners Nortz and Goncharoff abstaining, and Commissioner Tustin absent.

Public Hearings –

(Continued from the meeting of January 24, 2013)

1. **Green Building Ordinance Amendment A13-0004 City Wide**
Zoning Ordinance Amendments to Chapter 24.15 (Green Building Regulations) of the Santa Cruz Municipal Code and the Local Coastal Implementation Plan to update the City's Green Building Program. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant) ME
2. **Green Building Program Modifications**

RECOMMENDATION: Recommend to the City Council approval of an ordinance amending Chapter 24.15 (Green Building Regulations) of the Santa Cruz Municipal Code, with a finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity, the general community welfare, and good zoning practice; and that the proposed amendments are in general conformance with the principles, policies, and land use designations set forth in the General Plan, Local Coastal Plan, Climate Action Plan and adopted area and specific plans.

Director Rebagliati introduced the item and commented on the research completed since the meeting of January 24 and introduced Green Building Technical Staff Ancic and Werner who presented the staff report.

The Public Hearing was opened.

No one wished to speak and the public hearing was closed.

A break was called at 8:50 p.m. and the meeting resumed at 8:55 p.m.

The Commissioners asked questions and made comments regarding:

- Why is CALGreen Tier 1 not adopted;
- Why not now rather than in a year;
- Greenhouse gas reductions;
- Possible reduced fee incentives;
- Importance of Green Building recognition and awards;
- Redundancies and conflicts in Green Building requirements;
- Use of photo-voltaic systems;
- Santa Cruz's climate;
- Staffing issues;
- Affordable housing;
- How Green Building affects Climate Action Plan;
- Possibility of Planning Commission study sessions around Green Building.

ACTION: Commissioner Primack moved, and Commissioner Goncharoff seconded, that the Planning Commission recommend that the City Council approve the ordinance amending Chapter 24.15 (Green Building Regulations) with the understanding that staff will reevaluate the Green Building Program vis-à-vis changes coming to CALGreen to adjust and adapt the program to conditions specific to Santa Cruz. The motion carried on a vote of 6-0-1, with Commissioners Primack, Mesiti-Miller, Quartararo, Goncharoff, Kennedy and Nortz in favor, and Commissioner Tustin absent.

General Business —

3. Future Planning Division 2012-2014 Work Program (Zoning Ordinance Formatting)

RECOMMENDATION: Information only.

Principal Planner Thomas discussed the items in the work program and explained the priorities and sequencing. Director Rebagliati spoke about the budgeting and staffing for accomplishing the goals and noted that this work plan is a two year plan.

ACTION: The Planning Commission received the information.

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

Items Referred to Future Agendas — None.

Adjournment — 10:05 P.M.

The next Planning Commission meeting will take place on February 21, 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.

Action Minutes

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.