



Action Minutes  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, February 21, 2013  
City Council Chambers, 809 Center Street

**Call to Order** — 7:02 P.M.

**Roll Call** —

**Present:** Commissioners R. Quartararo, Chair; M. Mesiti-Miller, Vice Chair; P. Kennedy; M. Primack; T. Goncharoff.  
**Absent (with notice):** Commissioners M. Tustin and J. Nortz.  
**Staff:** Planning Director, J. Rebagliati; Principal Planner, E. Marlatt; Associate Planners, N. Concepcion and M. Ferry; Parks Superintendent, M. Garcia; Recorder, M. Schwarb.  
**Audience:** Approximately 15.

**Statements of Disqualification** — Commissioner Primack disqualified himself regarding agenda item #2.

**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.

The Commissioners changed the order of the agenda items and acted on agenda item #3 first.

**Public Hearings** —

3.            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 acknowledge the environmental determination and consider the Special Use Permit based on the findings in the report and the Conditions of Approval.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Kennedy seconded, that the Planning Commission continue the item to the Meeting of March 21, 2013. The motion carried on a vote of 5-0-2 with Commissioners Goncharoff, Primack, Mesiti-Miller, Quartararo and Kennedy in favor and Commissioners Tustin and Nortz absent.

### 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.*

1. 1718 Soquel Avenue CP12-0206 APN 011-032-62  
Finding of Public Convenience and Necessity for a retail store (Walgreens) that sells alcoholic beverages in the CC zone district. (Environmental Review: Categorical Exemption.) (Gibson, G. Drew Jr., Trustee Et Al, owner/filed: 12/12/2012) NC

Recommendation: Approval of Finding of Public Convenience and Necessity.

**Action:** Commissioner Mesiti-Miller moved, and Commissioner Goncharoff seconded, that the Planning Commission approve the Finding of Public Convenience and Necessity. The motion carried on a vote of 5-0-2 with Commissioners Mesiti-Miller, Goncharoff, Quartararo, Primack and Kennedy in favor and Commissioners Tustin and Nortz absent.

A member of the public wished to speak regarding Item #2 and it was pulled from the Consent Agenda. Commissioner Primack disqualified himself and left the meeting.

2. 262 San Lorenzo Blvd.CP13-0003 APN 007-422-16  
Special Use, Design and Coastal Permits, and Lot Line Adjustment to construct a neighborhood park in the RM zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz City Of, owner/filed: 1/10/2013) MF

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Special Use, Design, Lot Line Adjustment and Coastal Permits based on the Findings and Conditions of Approval.

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Associate Planner Ferry presented a short staff report and Parks Superintendent Garcia added information and answered questions.

The Public Hearing was opened.

- Paul Martin spoke about crime, graffiti and vandalism in the neighborhood.

No one else wished to speak and the Public Hearing was closed.

**ACTION:** Commissioner Kennedy moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use, Design, Lot Line Adjustment and Coastal Permits. The motion carried on a vote of 4-0-1-1 with Commissioners Kennedy, Mesiti-Miller, Goncharoff and Quartararo in favor, Commissioner Primack disqualified, and Commissioners Tustin and Nortz absent.

**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

Director Rebagliati noted that the Memory Care project at the Elks Lodge would be considered at the next meeting.

**Items Referred to Future Agendas —** Review of the Planning Commission By-Laws.

**Adjournment — 7:40 P.M.**

The next Planning Commission meeting will take place on March 7, 2013 in the City Council Chambers.

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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.