



[Action Minutes](#)
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 18, 2013
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: R. Quartararo, Chair; M. Mesiti-Miller, Vice Chair; P. Kennedy;
J. Nortz; M. Primack; T. Goncharoff; M. Tustin
Absent: None
Staff: Principal Planner, E. Marlatt; Associate Planner, J. Lum; Recorder, M. Schwarb
Audience: 10

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.

Public Hearings —

1. **350/356 Ocean Street CP13-0057 APNs 010-551-05, -06**
Demolition Authorization Permit and Modification to Project No. CP11-0005 to demolish an existing residence and add five residential units and 1,500 square feet of commercial space to an approved four-story, mixed-use development with 58 residential apartments and 5,269 square feet of commercial space on a 1.59-acre site in the RM/FP-O zone district. The modified project requires removal of one additional heritage tree. (Environmental Determination: Categorical Exemption) (Santa Cruz Pacific Associates, owner/filed: 5/1/2013) JL
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Demolition Authorization Permit and Modification to demolish an existing duplex and add five residential units and 1,591 square feet of commercial space to an approved four-story, mixed-use development with 58 residential apartments and 5,269 square feet of commercial space based on the findings listed in the staff report and the Conditions of Approval.

Principal Planner Marlatt introduced Associate Planner Lum who presented the staff report.

Action Minutes

Owen Lawlor, representative of Santa Cruz Pacific Associates, noted that many of the units are vacant and present residents would be relocated and might be tenants in the new project if they qualify. He summarized the changes that had been made to accommodate the concerns of Roosevelt Terrace residents. He said he expected this project will be a catalyst for the rehabilitation of Ocean Street. He introduced Jan Hochhauser, the architect who further addressed some of the changes to the original project and expressed concern regarding Condition 12 of the Conditions of Approval.

The Public Hearing was opened. Speaking from the audience:

- Mike Rotkin, in support of the project as it removes “the worst slum housing in Santa Cruz”;
- Pravin Patel, owner of neighboring property, in support;
- Darlene Clausen, neighbor, expressed concerns regarding the size and architecture of the building;
- Elliot Coke, tenant in the current building, concerned about where he will live and how long he will be displaced.

The Public Hearing was closed.

Commissioners made comments and asked questions regarding:

- Replacement trees;
- Rental assistance for displaced residents;
- Setbacks;
- Green building requirements;
- Size and age of redwood tree;
- Sidewalk grading;
- Parking;
- Traffic impact fees;
- Crime clusters in the area;
- Enthusiasm for affordable housing;
- Micromanaging of design by staff.

ACTION Commissioner Goncharoff moved, and Commissioner Tustin seconded, that the Planning Commission **ACKNOWLEDGE** the environmental determination and **APPROVE** the Demolition Authorization Permit and Modification to demolish an existing duplex and add five residential units and 1,501 square feet of commercial space to an approved four-story, mixed-use development with 58 residential apartments and 5,269 square feet of commercial space based on the findings listed in the staff report and the Conditions of Approval with corrections by staff to Conditions 11 (Nigel Belton is the arborist, not Nathan Lewis) and 19 (37 bedrooms will be demolished, not units), and altering Condition 12 to remove bullet point one and shorten bullet point two, as follows:

12. Prior to issuance of a building permit, the applicants shall incorporate the following additional design modifications, subject to review and approval by the Planning and Community Development Director:

~~—Enlarge the tower at the northwest corner of the building proportionally and provide more substantial columns and a more prominent roof design.~~

Enhance the blank wall facing Ocean Street on the additional ground floor commercial space at the northwest corner of the building. ~~with additional glazing, landscaping, and/or other decorative wall treatment.~~

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
- Planning Department Report

Principal Planner Marlatt noted that August 1 and August 15 meetings are cancelled and that there may be a meeting scheduled for August 29 to replace the September 5, 2013 meeting cancelled due to the Jewish Holiday, Rosh Hashanah.

Items Referred to Future Agendas — None.

Adjournment — 8:10 P.M.

The next Planning Commission meeting is scheduled on September 19, 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.