



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

Call to Order — 7:00 P.M

Roll Call —

Present: Commissioners R. Quartararo, Chair; P. Kennedy;
J. Nortz; M. Primack; T. Goncharoff; M. Tustin.
Absent (with notice): Commissioner M. Mesiti-Miller.
Staff: Assistant Director, A. Khoury; Principal Planner, E. Marlatt;
Associate Planner, J. Lum; Recorder, M. Schwarb.
Audience: 20-25.

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 —

Principal Planner Marlatt introduced the new Senior Planner, Ryan Bane.

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.

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, that The Planning Commission continue the item to the Agenda of April 18, 2013. The motion carried on a

vote of 6-0-1 with Commissioners Tustin, Goncharoff, Nortz, Primack, Kennedy and Chair Quartararo in favor, and Commissioner Mesiti-Miller absent.

(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.

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

Rick de la Cruz, applicant, one of the owners of Seasons Management, an assisted living, memory-care, real estate owning company, explained the need for this project and its many merits. He introduced the team, including Jim Cavanaugh, trustee for the Elks; Jay Bladder, architect; and Joe Akers, engineer.

Jim Cavanaugh spoke about the charitable work of the Elks and the partnership formed with Seasons Management. He also emphasized the need for this type of facility.

The Public Hearing was opened.

- Alison Guevara spoke with concerns about traffic, pedestrian/bicycle safety and parking in the neighborhood.

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

A break was called at 8:55 p.m. and the Planning Commission reconvened at 9:05 p.m.

The Commissioners made comments and asked questions regarding:

- Slope variances;
- The 17 foot wall;
- Safety fences;
- Affordable units;

- Solid 8 foot wall;
- Size of community rooms;
- Type of interior lighting;
- Number of visitors;
- Possible improvements for pedestrian crossing at Ocean St.;
- Lighting glare/spill-over;
- Occupancy for Elks Club events;
- Six month or one year review of overflow parking;
- Traffic Impact Fees;
- Appreciation of thorough staff report.

Commissioner Tustin noted for the record that the Graham Hill Road traffic is a grave concern.

ACTION: Commissioner Tustin moved, and Commissioner Nortz seconded, 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 adding conditions that included:

- softening the wall and safety fence on the northeastern side;
- the applicant and Elks to work out a mutual plan for overflow parking to be reviewed by staff one year after occupancy of the memory care center.
- the applicant is to discuss with the Public Works Department any possibilities of street crossing improvements at Jewell Street.

The motion carried on a vote of 6-0-1, with Commissioners Tustin, Nortz, Kennedy, Primack, Goncharoff, and Chair Quartararo in favor, and Commissioner Mesiti-Miller absent.

Planning Commission directed staff to ask Traffic Engineering to come and speak regarding Upper Ocean traffic.

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.

Action Minutes

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.

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

Applicant, D. Patel, spoke about the project and the passion for this project. He noted the Planning staff has been most helpful.

The Public Hearing was opened.

- Pat Powers, designer for the project, spoke regarding the minor changes.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Boldness of project;
- Permit parking;
- Variance for the lot width;
- Quality of the project;
- Work by the staff;
- Great presentations by Associate Planner Lum.

ACTION: Commissioner Kennedy moved, and Commissioner Goncharoff seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use, Design, Coastal and Conditional Fence Permits, Variance, and Boundary Adjustment. The motion carried on a vote of 6-0-1 with Commissioners Kennedy, Goncharoff, Nortz, Primack, Tustin and Chair Quartararo in favor, and Commissioner Mesiti-Miller 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

Assistant Director Khoury noted that the meeting scheduled for April 4, 2013 will be cancelled and that items scheduled for the April 18, 2013 meeting are a discussion of the Planning Commission By-Laws, the Medical Marijuana dispensary proposed for 1321 River Street, and proposed Code Amendments. Future meetings will include discussion of the CIP and the Ocean Street Plan.

Items Referred to Future Agendas —

Commissioner Quartararo suggested a future discussion regarding Historic Buildings in disrepair.

Adjournment — 10:18 P.M.

The next Planning Commission meeting will take place on April 18, 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.