



[Action Minutes](#)
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 2, 2013
City Council Chambers, 809 Center Street

Call to Order — 7:01 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: Planning Director, J. Rebagliati; Principal Planner, K. Thomas; Senior
Planner, M. King; Assistant Public Works Director, C. Schneider;
Climate Action Coordinator, R. Clark; Recorder, M. Schwarb.
Audience: 2

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.

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.

Old Business (continued from the Planning Commission meeting of April 18, 2013)

- 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 accept the revised
Findings in the staff report for the denial of this application.**

ACTION: Commissioner Nortz moved, and Commissioner Tustin seconded that
the Planning Commission approve the Consent Agenda. The motion
passed on a vote of 3-2-1-1 with Commissioners Quartararo, Tustin
and Nortz in favor; Commissioners Kennedy and Primack opposed;

Action Minutes

Commissioner Goncharoff abstaining due to absence at the April 18, 2013 meeting; and Commissioner Mesiti-Miller absent.

General Business —

- 2. 2014-2016 Capital Improvement Program Consistency with the General Plan**
RECOMMENDATION: That the Planning Commission, by motion, find the 2014-2016 proposed Capital Improvement Program consistent with the General Plan.

Principal Planner Thomas presented a brief staff report. He pointed out that the projects are mostly unfunded and the priorities are established as funding becomes available, mostly through grants.

Climate Action Coordinator, Ross Clark, spoke briefly about the process of identifying projects in the Capital Improvement Program that would further the progress of the Climate Action Plan.

Assistant Public Works Director Schneider spoke briefly about several projects and how the elimination of Redevelopment Agencies has affected funding for many.

The Commissioners made comments regarding:

- Lighting improvements at the DeLaveaga baseball fields;
- Low and moderate housing projects;
- Funding for affordable housing projects;
- Fencing along West Cliff Drive;
- Chestnut Street wall;
- Life of the Santa Cruz landfill;
- Recycling success in Santa Cruz;
- Traffic roundabouts;
- Pedestrian crossing improvements;
- Consistency with the General Plan.

ACTION: Commissioner Goncharoff moved, and Commissioner Kennedy seconded, that the Planning Commission find the 2014-2016 proposed Capital Improvement Program consistent with the General Plan. The motion carried on a vote of 5-1-1 with Commissioner Primack opposed and Commissioner Mesiti-Miller absent.

3. Graham Hill Road Traffic Discussion

ACTION: The Planning Commission heard comments from Assistant Public Works Director Schneider, and discussed the issues of traffic at Graham Hill and Jewel and possible solutions: a stop sign, or a left turn lane, speed bumps, pedestrian safety and incremental increases in traffic.

4. Zoning Ordinance Update

Principal Planner discussed the possibility of establishing a Committee to advise staff regarding the new Zoning Ordinances. He suggested a standing Committee that would be subject to the Brown Act and noted that the Committee could meet as needed or could have standing meetings. He recommended that the Committee be made up of three Planning Commissioners and the focus would be on the Corridors/Nodes since the General Plan and the Zoning Ordinance are currently in conflict regarding the Corridors.

ACTION: The Planning Commission received the update by Principal Planner Thomas and discussed ad hoc versus standing committees and the value of outside consultants. They agreed by consensus to wait until the fall to establish any Committee.

Public Hearings —

New Business (continued from the Planning Commission meeting of April 18, 2013)

5. **Zoning Ordinance Amendment** **A13-0004** **City-Wide**
A Local Coastal Plan Amendment and an ordinance of the City of Santa Cruz amending Title 24 of the Municipal Code, the Zoning Ordinance, to add Section 24.12.431, "Protection of Paleontological Resources," and to make other required changes to Section 24.12.430, "Protection of archaeological Resources," per the General Plan 2030. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant / applied: 3/22/2013) MK
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and recommend to the City Council approval of the Local Coastal Plan amendment and zoning ordinance amendment based on the Findings listed in the staff report.

Senior Planner King presented the staff report.

The Public Hearing was opened.

- Kris Castro commented;
- Rachael Castro commented.

The Public Hearing was closed.

ACTION: Commissioner Tustin moved, and Commissioner Primack seconded, that the Planning Commission acknowledge the environmental determination and recommend City Council approval of the Local Coastal Plan amendment and zoning ordinance amendment. The motion carried on a vote of 6-0-1 with Commissioner Mesiti-Miller absent.

Action Minutes

6. Zoning Ordinance Amendment A13-0003 City-Wide

A Local Coastal Plan Amendment and an ordinance of the City of Santa Cruz amending Title 24, Section 24.12.200 of the Municipal Code, the Zoning Ordinance, to exempt mixed-use development from covered parking requirements and to add a definition of "mixed use" to Chapter 24.22. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant / applied: 3/22/2013) MK

RECOMMENDATION: That the Planning Commission acknowledge the environmental review determination and recommend to the City Council approval of the Local Coastal Plan amendment and the Zoning Ordinance text amendment based on the Findings in the staff report.

Senior Planner King presented the staff report.

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

ACTION: Commissioner Goncharoff moved, and Commissioner Nortz seconded, that the Planning Commission acknowledge the environmental review determination and recommended City Council approval of the Local Coastal Plan amendment and the Zoning Ordinance text amendment. The motion carried on a vote of 6-0-1 with Commissioner Mesiti-Miller absent.

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

Planning Director Rebagliati announced that the next scheduled meeting of May 16 will be cancelled due to lack of business. She noted that the La Bahia project will be coming to the Planning Commission again with a new developer.

Items Referred to Future Agendas —

Adjournment — 9:15 P.M.

The next Planning Commission meeting will take place on June 6, 2013 in the City Council Chambers.

Action Minutes

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.