



Action Minutes  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, October 3, 2013  
City Council Chambers, 809 Center Street

**Call to Order** — 7:00 P.M.

**Roll Call** —

**Present:** Commissioners M. Mesiti-Miller, Vice Chair; P. Kennedy; J. Nortz; M. Primack; T. Goncharoff; M. Tustin  
**Absent:** (with notice) Commissioner R. Quartararo  
**Staff:** J. Rebagliati, Director; K. Thomas, Principal Planner; R. Clark, Climate Action Coordinator, M. Schwarb, Recorder.  
**Audience:** Approximately 25.

**Statements of Disqualification** — None.

**Oral Communications** —

*No action shall be taken on these items.*

*The Chair may announce and set time limits at the beginning of each agenda item.*

- Paul D. Kendall spoke regarding a new form of fusion.
- Patrick Splitt noted that the presentation should be presented to the California Energy Commission.

**Announcements** — None.

**Approval of Minutes** — March 21, 2013, April 18, 2013, May 2, 2013, June 6, 2013, June 27, 2013, and July 18, 2013.

Minutes of March 21, 2013.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of March 21, 2013, as submitted. The motion carried on a vote of 5-0-1-1 with Commissioners Kennedy, Nortz, Primack, Goncharoff and Tustin in favor, Commissioner Quartararo absent and Commissioner Mesiti-Miller abstaining.

Minutes of April 18, 2013.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of April 18, 2013, as submitted. The motion carried on a vote of 5-0-1-1 with Commissioners Kennedy, Nortz, Primack, Mesiti-Miller and Tustin in favor, Commissioner Quartararo absent and Commissioner Goncharoff abstaining.

Minutes of May 2, 2013.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of May 2, 2013, as submitted. The motion carried on a vote of 5-0-1-1 with Commissioners Kennedy, Nortz, Primack, Goncharoff and Tustin in favor, Commissioner Quartararo absent and Commissioner Mesiti-Miller abstaining.

Minutes of June 6, 2013.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of June 6, 2013, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Goncharoff, Tustin, Mesiti-Miller, Nortz, Kennedy and Primack in favor and Commissioner Quartararo absent.

Minutes of June 27, 2013.

**ACTION:** Commission Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of June 27, 2013, as submitted. The motion carried on a vote of 4-0-2-1, with Commissioners Mesiti-Miller, Goncharoff, Tustin and Primack in favor, Commissioners Nortz and Kennedy abstaining and Commissioner Quartararo absent.

Minutes of July 18, 2013.

**ACTION:** Commissioner Goncharoff moved, and Commissioner Tustin seconded, approval of the Minutes of July 18, 2013, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Goncharoff, Tustin, Nortz, Kennedy, Mesiti-Miller and Primack in favor and Commissioner Quartararo absent.

## General Business —

### 1. Discussion of New Building Solar Panel Ordinance

Recommendation: Discussion of the item

Commissioner Goncharoff offered some opening comments and introduced Patrick Slater of the Sebastopol City Council who spoke about the Solar Panel Ordinance in place in that City. He discussed the history behind the ordinance, the community support for it, and alternative solutions offered to homes where solar can't work.

Chair Mesiti-Miller introduced Ross Clark, Climate Action Coordinate for the City of Santa Cruz, who spoke about the improvement in the solar initiative throughout the City. He identified a number of barriers or perceived barriers to solar installation, including; high up-front installation cost of the systems, high variable cost of financing, uncertainty of a 20-30 year investment, limited time and money and technical expertise for investigation of options. These barriers are largely resolved through improvements in cost and new forms of financing, including the new PACE financing. The City is working on number of informational programs to empower consumers to get the information they need and to incentivize investments in clean energy, and moving forward with investigating the feasibility of a Community Choice Aggregation within the 3 Monterey Bay counties.

The Public Hearing was opened.

Speaking from the audience:

- Peter Klotch-Chamberlain, has installed photo-voltaic;
- Peter Putt, owner of Sun's Up Solar;
- Lara Kasa, executive director of Save Our Shores;
- Mac Farrell, global warning organizer for Environment California;
- Micah Poser, City of Santa Cruz City Councilman;
- Brett Garrett, future resident of Walnut Commons;
- David Sterns, works for Altera Solar;
- Michael Arenson, owner of Arenson Solar;
- Dennis Diego, in favor of solar, but doesn't want it to be mandated;
- Patrick Splitt, energy consultant;
- Paul O. Kendall spoke again regarding fusion.

The Commissioners made comments and asked questions regarding:

- Total number of photo-voltaic systems in the City of Sebastopol;
- Population of Sebastopol;
- Cost of solar panels;
- Challenges in adopting the Ordinance;
- Climate in Sebastopol;
- Use of a model for the Ordinance;
- Community Choice Aggregation;
- Median housing costs in Sebastopol;
- Percentage of commuters in that city;
- Renovations of older buildings and structural loads;
- Energy use shrinkage in Santa Cruz;
- How to best incentivize solar panel installations;

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- Consistency of mandates with current City policies;
- Whether climate action goals are being met;
- Tax breaks for homeowners installing solar, as opposed to developers;
- Electric vehicles and their contribution to reducing greenhouse gasses;
- Reducing vehicle miles traveled.

**ACTION:**     **The Commissioners heard presentations, discussed the material, and took no action.**

**Informational Items — None.**

*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 announced that projects in the works are the La Bahia hotel (the EIR is in process); other large hotels are in progress; a mixed use project at 555 Pacific; possible ADU regulation changes; the Ocean Street Area Plan will go to the City Council in October 24; Lindburg project affordable housing is breaking ground any day. Building Permits are up and the Counters are busy and we are hiring new building inspectors.

**Items Referred to Future Agendas —**

**Adjournment — 9:15 P.M.**

The next Planning Commission meeting is scheduled for October 17, 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](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.

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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.