



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, January 16, 2014
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; T. Goncharoff; M. Tustin.
Absent: (with notice) Commissioner M. Primack.
Staff: Assistant Director, Alex Khoury; Senior Planner, Janice 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 — 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.

1. **120 Dubois Street** **CP13-0177** **APN 001-171-05**
Special Use Permit to establish a sports and fitness training facility (*Paradigm Sport*) including a batting cage in a multi-tenant commercial/industrial building in the IG (General Industrial) zoning district. (Environmental Determination: Categorical Exemption) (Harvey West LLC, owner/filed: 11/12/2013) RB
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit A. The motion carried on a vote of 5-0-1, with Commissioners Tustin, Goncharoff, Kennedy, Nortz, and Mesiti-Miller voting yes, and Commissioner Primack absent.

Public Hearings —

2. **1927 Ocean Street Ext. CP13-0131 APN 008-031-15**
Major Modification and Design Permit to relocate the crematory for Santa Cruz Memorial to the rear of the existing chapel building, construct 665 square foot addition for the new crematory, and construct a 1,500 square foot detached landscape maintenance building on a property located in the PF/FPO zone district (Environmental Determination: Categorical Exemption) (Santa Cruz Cemetery Corporation, owner/filed: 9/17/2013) JL
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Major Modification and Design Permits based on the findings listed in the staff report and the conditions listed in Exhibit "A."

Assistant Director Khoury introduced Senior Planner Janice Lum who presented the staff report. She noted that the project had been granted a Historic Alteration Permit on a unanimous vote on the previous evening.

The Public Hearing was opened. Speaking from the audience:

- Randy Krassow, applicant, Member of Board of Directors of Santa Cruz Cemetery, noted that the Cemetery has been in existence for 159 years, founded by the Odd Fellows who also donated the Town Clock. He noted that the building where the crematory is currently located will be used as a garage;
- Thornton Kontz, legal counsel for the applicant, noted that the regulatory standards of the Regional Air Quality Board have not changed;
- Peter Bagnall, architect for the project, spoke regarding the stability of the slab at the new storage building and noted that the requirement for a site specific geotechnical investigation is required by the building code and a color board requirement not really necessary since they are only matching the current building;
- Ellen Aldridge, speaking on behalf of the Ocean Street Extension Neighborhood Association, with concerns regarding emissions, CEQA review, and the 100 year flood plain and requesting the Planning Commission not approve the project;

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- Larry Christman, neighbor, with concerns regarding the perception of potential buyers of his home;
- Damian Parr, neighbor, with concerns regarding emissions;
- Janey Davis, neighbor, with concerns about emissions and plainness of the new building.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Clearance at the new landscape/maintenance building;
- Difference between Major and Minor Modification;
- What kind of use will be in the present crematorium location;
- Heritage trees at the storage building;
- Environmental effects of exhaust;
- Comments from neighbors;
- Site specific geotechnical investigation;
- Letter from the Regional Air Quality Control Board;
- Riparian setbacks;
- The effects of cremation emissions on water quality;
- CEQA review;
- Anticipated number of cremations per year;
- Relative environmental damage of burial vies a vies cremation;
- Flood plains;
- Starkness of the landscape/maintenance building.

ACTION: Commissioner Tustin moved, and Commissioner Goncharoff seconded, that the Planning Commission acknowledge the environmental determination and approve the Major Modification and Design Permits based on the findings listed in the staff report and the conditions listed in Exhibit "A", with minor changes as follows:

- **Modification of Condition #19:**
The Crematory building addition shall be painted to match the existing office, chapel and mausoleum building.
- **Modification of Bullet 2 of Condition #21 as recommended by staff:**
Plans submitted with the building permit application shall demonstrate compliance with the requirements of the Fire Department, including but not limited to:
 - The landscape maintenance building does not require fire sprinklers as per Fire Marshal. Provide Class B or better roofing and storage of flammable/combustible liquids to meet CFC Chapter 27 & 34.
 - Proposed crematorium building shall be sprinkled and sprinklers may be required for the entire complex, including office, existing chapel, and crematorium.

Provide fire alarm monitoring system. Provide Class B or greater roofing.

➤ **Addition of Condition #27:**

The landscape maintenance building shall include trellises planted with climbing vines to enhance the building elevations, subject to review and approval by Planning Staff.

The motion carried on a vote of 5-0-1 with Commissioners Tustin, Goncharoff, Kennedy, Nortz and Mesiti-Miller voting yes, and Commissioner Primack absent.

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

Assistant Director Khoury noted that the 45 day review for the La Bahia Draft EIR has begun and the comment period will be over by the end of February. The Ocean Street Area Plan is expected to go before the City Council for final approval on January 28. The Council is also expected to appoint a new Planning Commissioner at the January 28 meeting to fill Commissioner Quartararo's position. The February 6, 2014 meeting will be cancelled, but February 20 will have a number of items including 555 Pacific Ave, a 94 unit condo project with approximately 5000 square feet of ground floor commercial space.

Items Referred to Future Agendas — None.

Adjournment — 8:08 P.M.

The next Planning Commission meeting will take place on, February 20, 2014 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.

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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.