



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, February 20, 2014
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: Commissioners P. Kennedy; C. Nielsen; J. Nortz; M. Primack; P. Spellman; M. Tustin; M. Mesiti-Miller, Vice Chair.
Absent: None.
Staff: Planning Director, J. Rebagliati; Principal Planner, E. Marlatt; Wharf Properties Manager, N. Daly; Associate Planner, M. Alsip; Recorder, M. Schwarb.
Audience: 25-30.

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 — Planning Director Rebagliati introduced two new members of the Planning Commission, Commissioners Christian Nielsen and Peter Spellman.

Approval of Minutes — Minutes of June 20, 2013, November 21, 2013 and January 16, 2014.

ACTION: Commissioner Tustin moved, and Commissioner Nortz seconded, approval of the Minutes of June 20, 2013, as submitted. The motion carried on a vote of 4-0-3, with Commissioners Mesiti-Miller, Tustin, Nortz and Primack in favor and Commissioners Kennedy, Nielsen and Spellman abstaining.
Commissioner Primack moved, and Commissioner Nortz seconded, approval of the Minutes of November 21, 2013, as submitted. The motion carried on a vote of 4-0-3, with Commissioners Mesiti-Miller, Kennedy, Nortz and Primack in favor and Commissioners Tustin, Nielsen and Spellman abstaining.
Commissioner Tustin moved, and Commissioner Kennedy seconded, approval of the Minutes of January 16, 2014, as submitted. The motion carried on a vote of 4-0-3, with Commissioners Mesiti-Miller, Tustin, Kennedy and Nortz in favor, and Commissioners Primack, Nielsen and Spellman abstaining.

Presentation — Wharf Master Plan.

Planning Director Rebagliati introduced Norm Daly, Wharf Property Manager, who spoke briefly regarding the Wharf Plan process of Departments involved, then introduced Boris Dramov and Bonnie Fisher of the ROMA Design Group, who gave a presentation on the plan and also displayed a model of the proposed improvements.

ACTION: The Planning Commission received the presentation, made comments and asked questions.

A short break was called at 7:55 p.m. and the meeting resumed at 8:05 p.m.

Public Hearings —

- 1. 402 Ingalls Street CP13-0120 APN 003-095-05**
Special Use Permit to request three parking variations, that eight parking spaces be converted to 48 bicycle spaces, that applicant be approved for a 10% reduction for Cooperative Parking Facility and that applicant be approved for 10% reduction for nonautomotive use program. (Environmental Determination: Categorical Exemption) (Porter, Kelly Susan Trustees et al, owner/filed: 9/5/2013) MA
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".

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

The applicant, Mark Sanchez, spoke regarding the need for the extra bike parking and the extension of the outdoor patio at Santa Cruz Mountain Brewery which would result in the loss of 4 parking spaces.

The Public Hearing was opened.

Speaking from the audience:

- Lee Marshall, business owner on Swift Street;
- Lois Sones, co-owner of Somes Cellars;
- Geoff Hargrave, co-owner of West End Tap and Kitchen;
- Quinn Coumier, co-owner of West End Tap and Kitchen;
- Emily Thomas, one of the owners of Santa Cruz Mountain Brewing;
- Tony Fleig, resident of Ingalls Street;
- Kelly Sanchez, of Kelly's Bakery;
- Mark Sanchez, owner of 402 Ingalls.

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The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Loss of parking;
- Cooperation among successful businesses;
- Negative signs.

ACTION: Commissioner Tustin moved, and Commissioner Kennedy seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the findings in the staff report and the Conditions of Approval. The motion carried on a vote of 7-0, with Commissioners Kennedy, Nielsen, Nortz, Mesiti-Miller, Primack, Spellman and Tustin in favor.

General Business —

2. City Council direction to staff and the Planning Commission for Zoning Code amendments following Residential Rental Inspection Program update.

ACTION: The Planning Commission received information from Staff and agreed to work with the entire Commission, and sub-committees as needed, to develop a set of recommended Zoning Ordinance amendments related to housing, per direction from City Council. They also discussed a range of actions and potential timetables.

3. Election of Chair and Vice Chair.

ACTION: Commissioner Tustin nominated Commissioner Mesiti-Miller as Chair. Commissioner Mesiti-Miller was elected Chair on a vote of 7-0 with Commissioners Kennedy, Nielsen, Nortz, Mesiti-Miller, Primack, Spellman and Tustin in support. Commissioner Primack nominated Commissioner Kennedy as Vice-Chair. Commissioner Kennedy was elected Vice-Chair on a vote of 7-0 with Commissioners Kennedy, Nielsen, Nortz, Mesiti-Miller, Primack, Spellman and Tustin in support.

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

Planning Director Rebagliati announced that the next meeting will include an update on the Work Program presented to the Commission last year, as well as discussion regarding starting the housing ordinance updates. Also, Leslie Dill, an historical architect, will be giving a presentation on Department of Interior Standards for Design Review on March 19, at the Historic Preservation Commission Meeting. Comments on the La Bahia Draft EIR will be closing on February 28 and will probably be before the Planning Commission in late April. On March 20 they will be hearing 555 Pacific, a mixed use development, and Design Guidelines for Delaware Avenue, and a possible appeal of a Zoning Administrator decision regarding access at Jessie Street marsh.

Commissioner Nortz noted that he will not be at the March 20, 2014, meeting.

Items Referred to Future Agendas — None.

Adjournment — 9:48 P.M.

The next Planning Commission meeting will take place on March 6, 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.

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.