



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, April 3, 2014
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Mark Mesiti-Miller, Chair; Peter Kennedy, Vice Chair; Christian Nielsen; Jason Nortz; Mark Primack; Peter Spellman; Mari Tustin

Statements of Disqualification —

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.

Announcements —

Approval of Minutes — Minutes of March 6, 2014.

Public Hearings —

- 1. 555 Pacific Avenue CP13-0021 APN 007-023-17**
Design, Coastal, Planned Development, and Administrative Use Permits and Subdivision to construct a four-story building with 94 residential Small Ownership Units (SOUs) and 4,680 square feet of ground floor commercial space with outdoor seating and below-grade parking structure located on a vacant lot in the CBD-E/CZ-O/FP-O zoning district. (Environmental Determination: Statutory Exemption) (Sona Resorts, owner/filed: 2/27/2013) JL
This project requires a Coastal Permit which is not 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.
RECOMMENDATION: That the Planning Commission recommend to the City Council acknowledgement of the environmental determination and approval of Design, Coastal, Planned Development, and Administrative Use Permits and Tentative Map for a four-story building with 94 residential Small Ownership Units (SOUs) and 4,680 square feet of ground floor commercial space, outdoor seating, and below-grade parking structure based on the findings listed in the staff report and the conditions in Exhibit A.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

General Business —

2. Zoning Code Updates to Accessory Dwelling Unit Ordinance.

RECOMMENDATION: Discussion of item

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

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting will take place on April 17, 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.