



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, March 6, 2014
City Council Chambers, 809 Center Street

Call to Order — 7:00 p.m.

Roll Call —

Present: C. Nielsen; J. Nortz; M. Primack; P. Spellman; M. Tustin; Vice-Chair, P. Kennedy; Chair M. Mesiti-Miller.
Absent: None
Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Principal Planner, K. Thomas; Housing and Community Coordinator, Carol Berg; Recorder, M. Schwarb.
Audience: 25-30

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.

Speaking from the audience:

- Charles Huddleston;
- Gordon Rudy;
- Jasmin Stockett.

Announcements — None.

Approval of Minutes — Minutes of February 20, 2014.

ACTION: Commissioner Tustin moved, and Commissioner Kennedy seconded, approval of the minutes of February 20, 2014, as submitted. The motion carried on a vote of 7-0, with Commissioners Nielsen, Nortz, Primack, Tustin, Spellman, Kennedy and Mesiti-Miller.

General Business — None.

[Action Minutes](#)

Informational Items —

No action shall be taken on these items.

1. Advance Planning Division 2014-2016 Work Program

Principal Planner K. Thomas presented the Work Program staff report.

ACTION: The Planning Commission heard the report, discussed the item and asked questions.

2. Accessory Dwelling Unit (ADU)/Housing Zoning Ordinance Update

Assistant Director Khoury presented an overview of the Accessory Dwelling Unit Zoning Ordinance. He also outlined some possible changes that could be considered.

The Public Hearing was opened. Speaking from the audience:

- Gordon Rudy;
- Paula Gregoire;
- Gillian Greensite;
- David;
- Dee Murray;
- David Plumlee;
- John Bergnall;
- Carolyn McCullough;
- Dana Clarke.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Covered parking;
- Impact of 2004 changes;
- Water conservation;
- Fee waivers for affordable housing;
- Median income;
- Sheds and other accessory units;
- Unsafe units;
- Owner occupied requirements;
- Management and oversight issues;
- Building codes as opposed to housing codes;
- Legalization of non-owner occupied ADUs;
- Multi-family corridors;
- Density;
- Impact of ADUs on neighborhoods;
- Number of illegal units;

Action Minutes

- Public outreach.

ACTION: The Planning Commission listened to the update, heard public testimony and asked questions. They agreed to dedicate one meeting a month to work on this item unless other critical land use applications come up and continued the discussion to upcoming meetings.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Items Referred to Future Agendas —

The Commissioners asked to schedule City Attorney, John Barisone, to speak regarding Conflict of Interest Guidelines.

Adjournment — 9:35 p.m.

The next Planning Commission meeting will take place on March 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.

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.