



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

Call to Order — 7:01 p.m.

Roll Call —

Present: Commissioners C. Nielsen; M. Primack; P. Spellman; M. Tustin
Vice Chair, P. Kennedy; Chair, M. Mesiti-Miller.
Absent: (w/notice) Commissioner J. Nortz.
Staff: Assistant Director A. Khoury; Associate Planner, J. Lum;
Housing and Community Coordinator, C. Berg; Recorder, M.
Schwarb.
Audience: 15-20.

Statements of Disqualification — Commissioners Mesiti-Miller and Spellman
recused themselves from hearing item 1, 555 Pacific Ave.

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.

Approval of Minutes — Minutes of March 6, 2014.

ACTION: Commissioner Tustin moved, and Commissioner Primack seconded,
approval of the minutes of March 6, 2014, as submitted. The motion
carried on a vote of 6-0-1 with Commissioners Tustin, Primack,
Spellman, Kennedy, Nielsen, and Mesiti-Miller in favor and
Commissioner Nortz absent.

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: Categorical 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.

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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.

Commissioners Mesiti-Miller and Spellman left the meeting and Commissioner Kennedy assumed the Chair. Assistant Director Khoury introduced Senior Planner Lum who presented the staff report. The Applicant, Jon Lee, made a brief presentation and suggested that the project will be a benefit to the community and provide a bridge from downtown to the beach areas. He then introduced the Architect, Jeff Current, who spoke noting some details of the project.

The Public Hearing was opened.

Speaking from the audience:

- Laurel Wilson.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Rental versus sales;
- Building materials;
- Open space requirement;
- Traffic study;
- Parking requirements;
- Bicycle parking spaces;
- Designated parking spaces;
- Traffic impact fees;
- Composite material;
- Rain screening;
- Tubular steel;
- Balconies with glass fronts;
- Green roof system;
- Sound attenuation;
- Individual metering for water and electric;
- Commercial light;
- Outdoor seating;
- Community room;
- Security;
- On site management;
- Commercial spaces as rentals or condos;
- Storage space;

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- Bicycle hooks in storage space;
- Green goals;
- Cable, internet, phone systems;
- Public pathway across Front Street;
- Balcony storage;
- Water sub-metering;
- Green roofs and water rationing;
- Worthwhile aesthetics.

ACTION: Commissioner Tustin moved, and Commissioner Nielsen seconded, 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 based on the Conditions of Approval and the Findings in the staff report, with the following recommended changes to the Conditions of Approval:

- Modify Condition #16 to allow outdoor seating only in conjunction with a food/restaurant use;
- Modify Condition #77 regarding the first right of refusal for rental tenants to purchase their respective units to remove the word “initially”;
- Add condition regarding efficient floor plan design and additional sound insulation and attenuation;
- Add condition regarding pre-wiring for future photovoltaic installation on the roof;
- Add condition regarding installation of bike hangers in each storage area;
- Add condition regarding expanding areas adjacent to walkway within green roof to allow for seating areas.

The motion carried on a vote of 4-0-1-2 with Commissioners Primack, Tustin, Kennedy and Nielsen in favor, Commissioner Nortz absent, and Commissioners Mesiti-Miller and Spellman recused.

A break was called at 9:05 p.m. and the meeting resumed at 9:10 p.m.

General Business —

2. **Zoning Code Updates to Accessory Dwelling Unit Ordinance.**
RECOMMENDATION: Discussion of item.

Assistant Director Khoury presented a brief staff report.

The Public Hearing was opened.

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Speaking from the audience:

- Anthony Silvera;
- Sara Kane.

The Public Hearing was closed.

The Commissioners made comments and asked questions:

- Abatement of units;
- Existing illegal units;
- Rental rates;
- Affordable housing;
- History of ADU Ordinance;
- High density along transit corridors;
- ADU handbooks;
- Transitional zones.

ACTION: The Commissioners listened to Staff update, heard public testimony, asked questions and discussed the item. They agreed to continue meetings on the matter and to host a Public Workshop to receive public input for consideration prior to finalizing any Zoning Code changes to the Accessory Dwelling Unit Ordinance.

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

Assistant Director Khoury announced that La Bahia will be coming up in May and the Capital Improvement Program (CIP) will be presented at the next meeting.

Items Referred to Future Agendas —

Commissioners added to the Agenda of April 17, 2014, Commissioner Primack's email for discussion and possible action.

They also added a report from Commissioners Kennedy and Nortz on their attendance at the Planning Commissioner's Academy.

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Adjournment — 10:15 p.m.

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.