



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 15, 2014
City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present: J. Nortz; M. Primack; P. Kennedy, Chair M. Mesiti-Miller.
Absent: C. Nielsen (with notice); M. Tustin (with notice); P. Spellman (without notice).
Staff: Principal Planner E. Marlatt; Associate Planner M. Ferry; Deputy Director of Public Works C. Schneiter; Recorder M. Schwarb.
Audience: 30-35.

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.

Approval of Minutes — Minutes of April 3, 2014.

ACTION: This item was continued to the June 5, 2014 meeting due to lack of a quorum.

Public Hearings —

1. 528 Wilkes Circle CP09-0001 APN 004-173-37
Abandonment of alley between 524 and 528 Wilkes Circle and 1114 Walk Circle and 1118 Walk Circle in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (M. Kanikaynar & A. Buchalter, owners/ filed: 8/17/09) MF
Recommendation: That the Planning Commission recommend that the City Council deny the alley abandonment.

Principal Planner Marlatt introduced Associate Planner Ferry who presented the staff report.

The applicant, Metin Kanikaynar, spoke regarding the public nuisance issues present in the alley and indicated that he and many of his neighbors disagreed with the staff recommendation.

The Public Hearing was opened.

Speaking from the audience:

- Jan Graff, in favor of closing the alley;
- John Sears, opposed to closing the alley;
- Betty Custeel, concerned about closure of alley;
- Darlene Torrey, in favor of closing the alley;
- Rufus Hui, in favor of closing the alley;
- Lynne Sansecero, in favor of closing the alley;
- Ann Buchalter, co-applicant, in favor of closing the alley;
- Nathan Martisius, in favor of closing the alley;
- Debbie Bulger, opposed to closing the alley;
- Richard Stover, opposed to closing the alley;
- Barton Beek, opposed to closing the alley;
- Virginia Anderson;
- Rebecca Northcutt, opposed to closing the alley;
- Betty Custeel.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Rules for alley maintenance and improvement in subdivision ordinance;
- Paving of the alley;
- Bollards;
- Dedicated pedestrian paths;
- Assessment districts;
- Use of traffic impact funds for alley improvement;
- Use of Nextdoor.com to communicated to City residents existing resources for neighborhood improvements;
- Sidewalks;
- Public welfare and safety.

ACTION: Commissioner Primack moved, and Commissioner Nortz seconded, that the Planning Commission recommend the City Council: 1) deny without prejudice the alley abandonment, and add funding by City to aid and support improvements in the alley; and, direct staff to communicate to neighborhood (through nextdoor.com) existing resources for neighborhood improvement. The motion also required that the staff report to Council to include discussion of ownership, responsibility and rules regarding maintenance of the alley. The motion carried 4-0-3 with Commissioners Nortz, Primack, Kennedy and Mesiti-Miller in favor and Commissioners Nielsen, Tustin and Spellman absent.

Informational Items —

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

Principal Planner Marlatt noted that the item approved by the Commission at the April 3 meeting, 555 Pacific Avenue, was approved by the City Council at their May 13 meeting. He also announced that with several Current and Advance Planning matter in the pipeline to be heard this summer, including the La Bahia Hotel project, planning staff may be polling commissioners to set up special meetings.

Items Referred to Future Agendas — None.

Adjournment — 9:00 P.M.

The next Planning Commission meeting will take place on June 5, 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.