



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

**The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.**

**Call to Order** — 7:00 P.M.

**Roll Call** —

**Present:** Commissioners C. Nielsen, J. Nortz, M. Primack, M. Tustin, P. Kennedy and M. Mesiti-Miller.  
**Absent:** Commissioner Spellman (without notice).  
**Staff:** Director, J. Rebagliati; Assistant Director, A. Khoury; Housing and Community Coordinator, C. Berg; Principal Planner, E. Marlatt; Associate Planner, M. Ferry; Recorder, M. Schwarb.  
**Audience:** 75+

**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.

**Public Hearing** —

1. **Pacific Collegiate School Relocation**  
3004 Mission Street CP14-0032 APN 002-691-02  
Design Permit for the conversion of an office building to a school (Pacific Collegiate) including remodel of the existing building, the addition of a portable building and parking lot and landscape improvements. Planned Development Permit for variations to allow a school in an industrial zone, setbacks and bicycle parking requirements. Watercourse Development Permit to allow walkway and deck to encroach into the development setback. (Environmental Determination: Mitigated Negative Declaration) (Dascom Enterprises, Inc., owner/filed: 2/25/2014) MF

**RECOMMENDATION:** That the Planning Commission consider this item and make a recommendation to the City Council to adopt the Mitigated Negative Declaration and either: 1) Deny the application, or 2) Approve the application consisting of a Planned Development, Design Permit and Watercourse Development Permit to allow the relocation of a charter school to the I-G/PER2 zone district, based on the attached Draft Resolutions and the Conditions of Approval listed in Exhibit A.

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**ACTION:** The Planning Commission **RECOMMENDED** that the City Council adopt the Mitigated Negative Declaration, and approve the Planned Development, Design Permit and Watercourse Development Permit with the following changes to the Conditions of Approval:

- Delete number 27;
- Change number 34 to read: The applicant will provide a minimum of 60 bicycle parking spaces.

The vote was 6-0-1 with Commissioners Tustin, Kennedy, Nortz, Nielsen, Primack and Mesiti-Miller in favor and Commissioner Spellman absent.

**General Business — None.**

**2. ADU Zoning Ordinance Discussion** (Continued from the meeting of June 19, 2014.)

**RECOMMENDATION:** Discussion of revised draft amendments and recommendations for final proposed amendments to be brought back for Public Hearing.

**ACTION:** The Planning Commission heard public testimony, **DISCUSSED** the item and agreed to meet on July 17, 2014 to complete the discussion.

**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 - None.
- Planning Department Report - None.

**Items Referred to Future Agendas — None.**

**Adjournment — 10:50 P.M.**

The next Planning Commission meeting will take place on July 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](http://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.

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**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.