



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

**Call to Order** — 7:02 P. M.

**Roll Call** —

**Present:** Commissioners, J. Nortz; M. Primack; M. Tustin; P. Kennedy; and Chair M. Mesiti-Miller.  
**Absent:** (With Notice) Commissioners P. Spellman and C. Nielsen.  
**Staff:** Director, J. Rebagliati; Assistant Director, A. Khoury; Senior Planner, R. Bane; Consultant, S. Strelow; Recorder, M. Schwarb.  
**Audience:** 35-40

**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.*

- Ed Davidson, regarding public funds provided to developers.

**Announcements** — None.

**Approval of Minutes** — None.

**Public Hearing** —

**La Bahia Hotel**

215 Beach Street

CP13-0059

APNs 007-214-01, -02

Recommendation to the City Council for Residential Demolition Authorization Permit, Planned Development Permit to allow for an increase to building height, a reduction in first-floor ceiling heights and to allow tandem parking spaces as part of a valet program; Coastal Permit, Design Permit, Special Use Permit, Administrative Use Permit, Development Agreement, and a Boundary Line Adjustment, to demolish an existing 44-unit residential complex except for a portion of the southeast building containing the bell tower, and to construct a 165-room hotel with conference and banquet space, restaurant, retail space, spa facilities and a partially underground garage in the RTC/HO/CZO/SPO zone district. (Environmental Determination: Environmental Impact Report) (La Bahia LLC, owner/filed: 5/20/2013) RB

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

**RECOMMENDATION:** That the Planning Commission recommend to the City Council:

- Resolutions certifying Final Environmental Impact Report (EIR) and adopting Findings of Fact and Statement of Overriding Considerations; and
- Approval of the Residential Demolition Authorization, Planned Development, Coastal, Design, Administrative and Special Use Permits, Development Agreement,

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and Boundary Line Adjustment, based on the findings and Conditions of Approval contained in the attached draft resolution and ordinances.

Senior Planner Bane presented the staff report.

Applicant, Craig French, of French Resources Group, on behalf of the Seaside Company, introduced the design team consisting of Architect Marsha Maytum of Leddy, Maytum & Stacy; Landscape Architect, Joni Janecki of Janecki Design Group; Joel Richa and Tai Chow, of Bowman and Williams Civil Engineers; and Attorneys, Annie Mudge and Linda Kline of Cox, Castle, & Nicholson. He also introduced Carl Rice, Vice President of the Seaside Company and. He spoke briefly about the project and introduced Marsha Maytum, who gave a Power Point presentation outlining the project, its community benefits and the efforts to retain the style and historic value of the La Bahia.

The Public Hearing was opened.

Speaking from the audience:

- Joe Michaelak;
- Ross Gibson;
- Ed Davidson;
- Gillian Greensite;
- Ron Pomerantz;
- Peter Pethoe;
- Joel Marini;
- Kristen Macken;
- Khristina Horn;
- Chris Ferrante;
- John Bergwall.

The Public Hearing was closed.

The Commissioners asked questions of staff and the applicant and made comments regarding:

- Reasons the last plan was denied by the Coastal Commission;
- Mechanical equipment;
- Building Code year for the permit;
- Traffic Impact fees;
- Twelve versus fifteen feet in height of retail areas;
- Bike sharing and parking;
- Intersection impacts;
- Underground utilities;
- Age of sewer lateral;
- Storm water management;
- Water retention requirements;

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- Entrance and exit wheel washing;
- Truck trips and construction crews added to beach traffic;
- Last minute revisions to the Fiscal Report prepared by EDS;
- Historic documentation of the site;
- Shared use parking;
- Wharf area roundabout;
- Green building elements;
- Local jobs;
- Alternative transportation;
- Historic preservation;
- Low cost units;
- Solar panels;
- Thermal hot water;
- Street trees;
- Pervious paving locations.

**ACTION:** Commissioner Tustin moved, and Commissioner Kennedy seconded, that the Planning Commission Recommend to the City Council Resolutions certifying Final Environmental Impact Report (EIR) and adopting Findings of Fact and Statement of Overriding Considerations; and Approval of the Residential Demolition Authorization, Planned Development, Coastal, Design, Administrative and Special Use Permits, Development Agreement, and Boundary Line Adjustment, based on the findings and Conditions of Approval contained in the Draft resolution and ordinances. The vote was 5-0-2 with Commissioners Tustin, Kennedy, Mesiti-Miller, Primack and Nortz in favor and Commissioners Spellman and Nielsen absent.

**General Business** — None.

**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
- Planning Department Report

Director Rebagliati noted that the August 21, 2014 Planning Commission Meeting will be cancelled due to lack of business and the fact that three Commissioners will be absent. The September 4 meeting will have the ADU Ordinance and possibly Toadal Fitness on the agenda. Also there are new City policies regarding the required Ethics Training.

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

Adjournment — 9:35 P.M.

The next Planning Commission meeting will take place on September 4, 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.

**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.