



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 17, 2014
City Council Chambers, 809 Center Street

Call to Order — 7:02 P.M.

Roll Call —

Present: Commissioners C. Nielsen; M. Primack; P. Spellman; M. Tustin and Chair, M. Mesiti-Miller.
Absent: (With Notice) Commissioners P. Kennedy and J. Nortz.
Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Housing and Community Coordinator, C. Berg; Principal Planner, E. Marlatt; Recorder, M. Schwarb.
Audience: 3

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.

General Business —

1. **ADU Zoning Ordinance Discussion** (Continued from the meeting of July 3, 2014.)

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

Assistant Director Khoury presented a brief overview of the process to date.

The Public Hearing was opened.

Speaking from the audience:

- Miguel Podolski;
- Gillian Greensite;
- John Bergwall.

The Public Hearing was closed.

The Commissioners discussed the proposed revisions and made comments regarding:

- Neighborhood compatibility;
- Parking;
- ADU size 10% of gross lot area versus 10% of net lot area;
- Sound reduction;
- Rear yard set-backs;
- Set-back from main building to ADU;
- Roof heights;
- Green building standards;
- Owner occupancy of either the primary or accessory dwelling unit;
- Rental Inspection Checklist as compliance standard for legalized ADUs;
- Zoning, building and fire codes in relation to legalization of units;
- Requiring legalized ADUs to be affordable or offered under Section 8.

ACTION: **The Planning Commission heard public testimony; discussed the revisions and took no action.**

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 final EIR for La Bahia is expected shortly and the project will be coming to the Planning Commission on August 7. She also announced that Principal Planner, Ken Thomas and Office Supervisor, Liz Camarie are retiring in August. Commissioners Spellman and Nielsen will not be available for the August 7 meeting.

Items Referred to Future Agendas — None.

Adjournment — 9:05 P.M.

The next Planning Commission meeting will take place on August 7, 2014, in the City Council Chambers.

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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.