



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, November 6, 2014
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Mark Mesiti-Miller, Chair; Peter Kennedy, Vice Chair; Christian Nielsen; Jason Nortz; Mark Primack; Peter Spellman; Mari Tustin

Statements of Disqualification —

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.

Announcements —

Approval of Minutes — Minutes of October 16, 2014.

Public Hearings —

1. Ordinance Amendment A14-0003 City-wide Amendments to Title 24 of the Santa Cruz Municipal Code (Zoning Ordinance) regarding high risk and low risk alcohol outlets. (Environmental Determination: Exempt from CEQA) (Applicant: City of Santa Cruz) AK
RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the alcohol and definitions sections of the Title 24 with the finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity, and the general community welfare, and good zoning practice and that the amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan, Local Coastal Plan and any adopted area or specific plan which may be pertinent.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

2. **701 Beach Street CP14-0016 APN 007-263-06**
Appeal of the Zoning Administrator's approval of a Coastal Permit to remove a heritage tree and to remove another recently damaged heritage tree in the RTE/CZO/SPO zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, owner/filed: 1/28/2014) MA
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 Adopt Resolutions 1.) Upholding the Zoning Administrator's approval to allow the removal of a eucalyptus tree, thereby denying the appeal and 2.) Approving a Coastal Permit to remove a (recently) damaged cypress tree on the same site.

Informational Items —

No action shall be taken on these items.

3. **Preliminary Presentation on the "Best Practice" Approaches to Corridor Planning and Zoning Code Update**
RECOMMENDATION: That the Planning Commission receive the presentation and discuss.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting is scheduled on November 20, 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.