



Action Minutes  
Planning Commission  
Regular Meeting  
7:00 p.m. - Thursday, October 16, 2014  
City Council Chambers, 809 Center Street

Call to Order — 7:02

**Roll Call —**

Present: Commissioners C. Nielsen; J. Nortz; M. Primack; P. Spellman (late);  
M. Tustin; P. Kennedy, Vice Chair; M. Mesiti-Miller, Chair  
Staff: Director, J. Rebagliati; Housing and Community Coordinator, C. Berg;  
Recorder, M. Schwarb.  
Audience: 2

**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 September 4, 2014.**

**ACTION:** Commissioner Nortz moved, and Commissioner Tustin seconded, approval of the Minutes of September 4, 2014, as submitted. The motion carried on a vote of 6-0-1, with Commissioners Nielsen, Nortz, Primack, Tustin, Kennedy and Mesiti-Miller in favor and Commissioner Spellman absent for the vote.

**General Business —**

1. Presentation of the Lower Pacific Avenue Parking Study and Planning Commission Discussion.  
Recommendation: Receive the Presentation and Discuss.

Housing and Community Coordinator Carol Berg spoke about the background for commissioning the Lower Pacific Avenue Parking Study and the need for a parking structure in the area and introduced Brett Wood of Kimley-Horn and Associates, Inc. who presented an overview of the study. It was noted that the study began in 2011 when the Redevelopment Agency was still in existence and before the Warriors stadium was built so that plans and needs changed over the time.

The Public Hearing was opened.

Speaking from the audience:

- Laurel Wilson, a resident of Sycamore Commons.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Square footage of units in regard to parking;
- One hundred percent build-out;
- Parking districts;
- Public/private partnerships for parking;
- Mechanical parking;
- Walgreen's site for potential public parking garage;
- Construction cost of parking garages;
- Increase in height to accommodate additional parking;
- Need for additional parking garages;
- Robotic parking;
- Zip cars;
- Trend toward less car ownership;
- Technology improvements in mechanical parking;
- Parking pricing;
- Traffic impact fees;
- Possibility of using County Parking area to build a garage;
- Solar panels on garages;
- Shielding neighborhoods;
- River front development.

**ACTION:**     **The Planning Commission heard the presentation, asked questions, and discussed the information presented.**

**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

Planning Director Rebagliati noted that the ADU Ordinance Amendments will be presented to the City Council on November 18. She also mentioned that the November 6, 2014 Planning Commission Meeting will consider an appeal of a tree removal permit at 701 Beach Street, and revisions to alcohol permits and regulations. In addition, the second meeting of November will include a discussion of the multi-family zoning ordinance and corridor planning.

### Items Referred to Future Agendas — None.

### Adjournment — 9:10 P.M.

The next Planning Commission meeting will take place on November 6, 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.