



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, January 15, 2015
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 November 6, 2014.

Consent Agenda —

Items on the consent agenda are considered to be routine in nature and will be acted upon in one motion. Specific items may be removed by members of the Planning Commission or members of the public for separate consideration and discussion.

Items removed will be considered in the order they appear on the agenda.

1. **1114 East Cliff Dr. CP14-0112 APN 010-471-04**
Coastal Permit, Variance and Slope Modification, to recognize the demolition and replacement of a 660 square foot deck within 10 feet of the top of the Coastal Bluff at an apartment complex in the RL/CZO/SPO zone district, completed under the provisions of an Emergency Coastal Permit (B14-0362). (Environmental Determination: Categorical Exemption) (Aspromonte Elena F Trustee, owner; Dennis Anderson, applicant/filed: 8/28/2014) SH
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

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.

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Coastal Permit and Slope Variance based on the Findings in the staff report and the Conditions of Approval.

2. 2931 Mission Street CP14-0156 APN 003-011-10
Major Modification of existing permit (CP14-0068) to add 4214 square feet to existing 8804 square feet fitness facility to result in a total establishment area of 13018 sf (Toadal Fitness). (Christophe Bellito: applicant/filed: 11/20/14) NC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Major Modification to a Special Use Permit based on the findings listed in the staff report and the Conditions of Approval.

Public Hearings —

General Business —

Informational Items —

No action shall be taken on these items.

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 will take place on, February 5, 2015, 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.