



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, January 15, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:00 pm

Roll Call —

Present: C. Nielsen; M. Primack; M. Tustin; P. Kennedy, Vice Chair; M. Mesiti-Miller, Chair.
Absent: P. Spellman (with notice).
Resigned: J. Nortz
Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt; Associate Planner, S. Haschert; 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 — Director Rebagliati announced that Commissioner Nortz has resigned.

Approval of Minutes — Minutes of November 6, 2014.

ACTION: Commissioner Kennedy moved, and Commissioner Tustin seconded, approval of the Minutes of November 6, 2014, as submitted. The motion carried on a vote of 5-0-1 with Commissioners Primack, Tustin, Nielsen, Kennedy and Mesiti-Miller in favor, none in opposition, and Commissioner Spellman absent.

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.

Action Minutes

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.
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.**

ACTION: Commissioner Primack moved, and Commissioner Kennedy seconded, approval of the Consent Agenda. The motion carried on a vote of 5-0-1, with Commissioners Primack, Tustin, Nielsen, Kennedy and Mesiti-Miller in favor, none in opposition and Commissioner Spellman absent.

Public Hearings — None.

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 reported that the recommendation for the consultants working on the Corridor Planning should go to City Council in February or March. Also a study of potential amendments to the Downtown Recovery Plan for Pacific Avenue and Front Street from Cathcart to Laurel will be coming to the Planning Commission sometime soon. The department expects to hire a new Transportation Planner and Principal Planner for Advance Planning in the near future, and recently hired a new office supervisor, Rosa Chavez. The tree appeal at 701 Beach Street went to City Council and was denied, but could be appealed to the Coastal Commission. The amendments to the Accessory Dwelling Unit ordinance were approved by the City Council with some changes. Administrative Guidelines for legalizing and developing new ADUs will go to City Council in February or March.

Items Referred to Future Agendas — Discussion of parking.

Adjournment — 7:38 pm

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.