



Agenda  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. - Thursday, March 19, 2015**  
**City Council Chambers, 809 Center Street**

**Call to Order —**

**Roll Call —** Mark Mesiti-Miller, Chair; Peter Kennedy, Vice Chair; Julie Conway; 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 —**

**Public Hearings —**

- 1. 716, 720, 724 Seabright Avenue CP14-0146 APN's 011-151-26, 27, 28** Subdivision, Coastal Permit, Design Permit, and Boundary Line Adjustment to merge three vacant lots, construct an 11-unit townhouse development, and to remove four heritage trees within the R-L/CZ-O (Multiple Residence - Low Density/ Coastal Zone Overlay) Zoning District. (Environmental Determination: Categorical Exemption)(SBBSC LLC, owner/filed: 11/4/2014) SH

This project requires a Coastal Permit which is not appealable to the California Coastal Commission.

**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and recommend that the City Council approve the Tentative Map, Coastal Permit, Design Permit, Boundary Line Adjustment, and the removal of four heritage trees, based on the findings in the staff report and the Conditions of Approval.

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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

2. 1804-1812 Ocean St CP14-0157 APN 008-045-08, -13  
Planned Development to allow for an increase in building height and a reduction in front and side setbacks, Tentative Subdivision Map, Design, Conditional Fence, and Special Use Permits to demolish two structures and construct eleven residential townhouses, five of which are live/work combinations, on a property in the PA zone district. (Environmental Determination: Categorical Exemption) (Baldwin Wendy Rose Trustee Eta, owner/filed: 11/25/2014) RB  
**RECOMMENDATION:** That the Planning Commission recommend to the City Council acknowledgement of the environmental determination and approval of a Planned Development to allow for an increase in building height and a reduction in front and side setbacks, Tentative Subdivision Map, Design, Conditional Fence, Non-Residential Demolition, and Special Use Permits to demolish two structures and construct eleven residential townhouses, five of which are live/work units, on a property in the PA zone district, based on the findings in the staff report and the Conditions of Approval.
3. 125 Beach St CP14-0166 APN 007-212-16  
Appeal of Coastal and Design Permits to reconfigure a parking lot and to add a deck structure for an existing hotel in the RT(C)/SPO/CZO zone district. (Environmental Determination: Categorical Exemption) (Beach Street Inn LLC, owner/filed: 12/11/2014) RB  
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 deny the appeal, upholding the Zoning Administrator's approval of a Design and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval.

### 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 April 2, 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](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.