



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, April 2, 2015
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Peter Kennedy, Chair; Peter Spellman, Vice-Chair; Julie Conway; Mark Mesiti-Miller; Christian Nielsen; Mark Primack; 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 March 5, 2015.

Public Hearings —

1. 745 Ocean St. CP14-0003 APN 005-261-32
Design and Administrative Use Permits for a new commercial building and signage containing a fast food restaurant (Starbucks), outdoor seating and a parking lot on a vacant parcel. Boundary Line Adjustment to combine three lots into a single parcel in the CC (Community Commercial) Zoning District. (Environmental Determination: Categorically Exempt) (EAST CLIFF DRIVE LLC, owner/filed: 1/6/2014) MK
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and either approve the Design and Administrative Use Permits and Boundary Adjustment, based on the findings in the staff report and the Conditions of Approval listed in Exhibit "A" or deny the Design and Administrative Use Permit and Boundary Line Adjustment based on the findings listed below.

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.

General Business —

2. Consider Zoning Code Amendments to create or legally recognize residential units (other than accessory dwelling units).
RECOMMENDATION: Discussion of item; direction to staff.

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 May 7, 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.