



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, March 5, 2015
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.

Call to Order — 7:03 pm

Roll Call —

Present: Commissioners M. Mesiti-Miller; J. Conway; C. Nielsen; M. Primack; M. Tustin; P. Spellman, Vice-Chair; P. Kennedy, Chair.

Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Principal Planner, E. Marlatt; Recorder, M. Schwarb.

Audience: 5

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 February 6, 2015.

ACTION: Commissioner Tustin moved, and Commissioner Nielsen seconded, approval of the Minutes of February 6, 2015, as submitted. The motion carried on a vote of 7-0, with all Commissioners in favor.

Public Hearings —

1. **Ordinance Amendment** A15-0001 **City-wide**
Amendments to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code regarding requirements for Accessory Dwelling Unit in Chapter 24.16 Part 2: Accessory Dwelling Units. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant).

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance relating to Accessory Dwelling Units with a finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity, and the general community welfare, and good zoning practice and that the amendments are in general conformance with the

principles, policies and land use designation set forth in the General Plan and any adopted area or specific plan which may be pertinent.

Assistant Director Khoury presented a brief staff report.

The Public Hearing was opened:

Speaking from the audience:

- Susan Alland.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Daylight plane;
- Short term rentals;
- Transient Occupancy Tax;
- Air B & B;
- Vacation rentals;
- House swaps;
- Deed restrictions;
- Rear yard lot coverage;
- Side yard setbacks.

ACTION: Commissioner Tustin moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission recommend to the City Council approval of two amendments to the Zoning Ordinance relating to the daylight plane requirement for Accessory Dwelling Units and vacation rentals of Accessory Dwelling Units with a finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity, and the general community welfare, and good zoning practice and that the amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan and any adopted area or specific plan which may be pertinent. The motion carried on a vote of 7-0 with all Commissioners in favor.

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

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The Public Hearing was opened:

Speaking from the audience:

- Susan Alland;
- Jackie Whiting.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Covered parking;
- Tandem parking;
- Triple tandem parking;
- Street parking;
- Backing into the street;
- Turning ratios;
- Arterial streets;
- Cars controlling site planning;
- Setbacks;
- Limiting plumbing fixtures;
-

ACTION: The Planning Commission discussed the item and gave direction to staff.

Informational Items —

No action shall be taken on these items.

Commissioner Primack provided an article regarding Suburban Environments.

Subcommittee/Advisory Body Oral Reports — None.

No action shall be taken on these items.

- Chairperson's Report

Chair Kennedy noted that the new affordable housing development on 110 Lindberg will be having a grand opening.

- Planning Department Report

Director Rebagliati announced that Seabright Breakers, an 11 unit townhouse project, will be coming to the Commission on March 11. Also, a live/work project on Ocean and Jewel, and an appeal of a small project at the Beach Street Inn and Suites. Also, coming up April 2, Zoning Codes and a Starbucks at Ocean and Water. She noted that she will bring a projects list of the many projects submitted for permits:

Courtyard Marriot Hotel on Riverside; Park Place on Pacific Avenue, next to Lulus; 555 Pacific, the Swenson project on the boomerang lot; and currently under construction, Fairfield Inn on Mission, and Hyatt Place on Broadway. Other projects underway that don't require a public hearing: a 12-unit apartment building on Darwin and one on Mora Street. She also announced that we have hired Ron Powers as the Principal Planner for Advance Planning. Additionally, staff is working on the Work Plan and starting the Housing Element update.

Items Referred to Future Agendas — None.

Adjournment — 9:30 pm

The next Planning Commission meeting will take place on, March 19, 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.