



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 7, 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 —

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.

Approval of Minutes — Minutes of April 2, 2015.

Public Hearings —

1. **2016-2018 Capital Improvement Program Consistency with the General Plan and the Climate Action Plan.**
RECOMMENDATION: That the Planning Commission by motion find the 2016-2018 proposed Capital Improvement Program consistent with the General Plan (GP 2030) and Climate Action Plan (CAP).

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.

Agenda

2. Ordinance Amendment A15-0002 City-wide Amendments to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code to help legalize or create additional multi-family residential units other than Accessory Dwelling Units and limit situations where unpermitted units can occur.
RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance relating to multi-family residential standards to help legalize or create additional multi-family residential units other than Accessory Dwelling Units and limit situations where unpermitted units can occur and making the finding in accordance with Section 24.06.040 of the Zoning Ordinance.

General Business —

Informational Items —

No action shall be taken on these items.

3. Discussion of amendments to Chapter 4, Development Standards and Guidelines, of the Downtown Recovery Plan, to consider extending the maximum allowable height limits to Lower Pacific Avenue and to allow increase in heights between Front Street and the San Lorenzo River.
RECOMMENDATION: Discussion of item and accept public comment.
4. Advance Planning Division 2015-2018 Work Program.
RECOMMENDATION: Information only.
5. 2015-2023 Housing Element
RECOMMENDATION: Information only.
(A Housing Element overview, which will include opportunity for public input and Commission discussion, will occur at a Planning Commission public hearing on 5/21/2015.)

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 21, 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.