



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, April 2, 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 — 7:00 P.M.

Roll Call —

Present: P. Kennedy, Chair; J. Conway; M. Mesiti-Miller; C. Nielsen; M. Primack; M. Tustin.
Absent: (with notice) P. Spellman, Vice-Chair.
Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Senior Planner, M. King; Recorder, M. Schwarb.

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 March 5, 2015.

ACTION: The Minutes of March 5, 2015, were APPROVED with a minor spelling correction on a vote of 6-0 with Commissioners Mesiti-Miller, Primack, Tustin, Conway, Nielsen and Kennedy in favor, none opposed and Commissioner Spellman absent.

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

Action Agenda

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.

ACTION: The Planning Commission **ACKNOWLEDGED** the environmental determination and **APPROVED** the Design and Administrative Use Permits and Boundary Line Adjustment with changes and/or additions to the Conditions of Approval as follows:

Added Conditions:

Applicant to work with Building and Planning staff thru the LEED process to use the greatest percentage of recyclable materials possible with the design presented and with consideration for financial feasibility.

The property owner/manager shall enroll in the alternative transportation program called "Transportation Membership Services" offered by Ecology Action or other equivalent alternative transportation program annually on an ongoing basis. Prior to issuance of a building permit for restaurant tenant improvements, the property owner shall submit documentation of compliance with this requirement, including proof of enrollment in Ecology Action's program.

Revised Condition:

7. Final plans shall include architectural design elements on all four sides of the building, specifically adding more detail or articulation to the southwest and west elevations. This could be accomplished with or in combination with the addition of a mural.

Deleted Conditions:

9, 10, 12, 13, 14, 15.

The vote was 6-0 with Commissioners Tustin, Kennedy, Mesiti-Miller, Conway, Primack and Nielsen in favor, none opposed and Commissioner Spellman absent.

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.

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

Informational Items — None.

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

Director Rebagliati noted that the April 16 meeting has been cancelled due to lack of a quorum. Items coming to the Commission soon are a workshop regarding revisions to the Downtown Recovery Plan to include Cathcart to Laurel area, the Capital Improvement Program, work plan for advance planning and Multi-Family zoning. The Commissioners were polled for availability April 23 or April 30 and it was decided to defer to the May 7 meeting.

Items Referred to Future Agendas — None.

Adjournment — 9:56 P.M.

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.