



Action Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, May 7, 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 P.M.

**Roll Call** —

Present: J. Conway; C. Nielsen; M. Primack; M. Tustin; Chair, P. Kennedy.  
Absent: (with notice) M. Mesiti-Miller; P. Spellman.  
Staff: Planning Director, J. Rebagliati; Assistant Director, A. Khoury; Principal Planner, R. Powers; Recorder, M. Schwarb.  
Audience: 6

**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** — Director Rebagliati introduced the new Principal Planner for Advance Planning, Ron Powers. Commissioner Kennedy noted we have hit 400 parts per million carbon in the atmosphere.

**Approval of Minutes** — Minutes of April 2, 2015.

**ACTION:** The minutes of April 2, 2015, were approved with a minor spelling correction on a vote of 5-0-2 with Commissioners Tustin, Nielsen, Conway, Primack and Kennedy in favor, none opposed, and Commissioners Mesiti-Miller and Spellman absence.

Chair Kennedy suggested a change in the order of items to be heard and items on the agenda were heard in the following order: 3, 2, 1, 5 and 4.

**General Business** —

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.

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RECOMMENDATION: Discussion of item and accept public comment.

ACTION: The Commission DISCUSSED the item and HEARD public comments.

Public Hearings —

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.

ACTION: The Planning Commission RECOMMENDED that the City Council approve the amendments to the Zoning Ordinance on a vote of 5-0-2 with Commissioners Tustin, Conway, Nielsen, Primack and Kennedy in favor, none opposed, and Commissioners Mesiti-Miller and Spellman absent.

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).

ACTION: The Planning Commission FOUND the 2016-2018 proposed Capital Improvement Program consistent with the General Plan (GP 2030) and Climate Action Plan (CAP) on a vote of 5-0-2, with Commissioners Tustin, Conway, Nielsen, Primack and Kennedy in favor, none opposed, and Commissioners Mesiti-Miller and Spellman absent.

General Business —

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.)

ACTION: The Planning Commission took no action.

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4. Advance Planning Division 2015-2018 Work Program.  
RECOMMENDATION: Information only.

**ACTION:** The Planning Commission RECEIVED the information.

**Subcommittee/Advisory Body Oral Reports —**

*No action shall be taken on these items.*

- Chairperson's Report
- Planning Department Report

Director Rebagliati noted that the Housing Element overview will be coming to the Planning Commission on May 21, and nothing is scheduled after that until the special meeting on June 25 regarding the Corridor Study and July 2, 2015 is cancelled.

**Items Referred to Future Agendas — None.**

**Adjournment — 10:00 P.M.**

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](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.