



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

**Call to Order** — 7:00 pm

**Roll Call** —

Present: Commissioners J. Conway; C. Nielsen; M. Primack; P. Spellman;  
M. Tustin; Vice-Chair, P. Kennedy; and Chair M. Mesiti-Miller.  
Staff: Director, J. Rebagliati; Assistant Director, A. Khory; Principal  
Planner, E. Marlatt; Recorder, M. Schwarb.  
Audience: 1

**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 newest Planning  
Commissioner, Julie Conway.

**Approval of Minutes** — Minutes of January 15, 2015.

**ACTION:** Commissioner Tustin moved, and Commissioner Kennedy seconded, approval of the Minutes of January 15, 2015, as submitted. The motion carried on a vote of 5-0-2, with Commissioners Nielsen, Primack, Tustin, Kennedy, and Mesiti-Miller in favor and Commissioners Spellman and Conway abstaining.

**General Business** —

1. Election of Officers.

**ACTION:** Commissioner Tustin nominated Commissioner Kennedy as Chair. Commissioner Tustin moved, and Commissioner Spellman seconded, to close the nominations. The motion carried on a vote of 7-0 with Commissioners Tustin, Primack, Conway, Spellman, Nielsen, Mesiti-Miller and Kennedy in favor. Commissioner Kennedy was elected Chair on a vote of 7-0 with all Commissioners in favor. Commissioner Tustin nominated Commissioner Nielsen and Commissioner Kennedy nominated Commissioner Spellman.

Commissioner Nielsen withdrew his nomination. Commissioner Kennedy moved, and Commissioner Conway seconded, to close the nominations. The motion passed on a 7-0 vote with all Commissioners in favor. Commissioner Spellman was elected Vice-Chair on a unanimous vote of 7-0.

2. Preliminary discussion of zoning code amendments to produce and legally recognize residential units (other than accessory dwelling units).  
RECOMMENDATION: Discussion of item.

Assistant Director Khoury presented a brief staff report with a list of potential changes to the zoning code.

**ACTION:** The Planning Commission DISCUSSED the item.

**Informational Items** — None.

*No action shall be taken on these items.*

**Subcommittee/Advisory Body Oral Reports** — None.

*No action shall be taken on these items.*

- Chairperson's Report — Thanks to the Commission from outgoing Chair.
- Planning Department Report

Director Rebagliati noted that staff will be bringing the work program to the Commission & Council soon. The draft of the LCP update to implement the new General Plan should go to the Coastal Commission soon. Additionally, the Corridor Plan funding contract is going to the City Council soon and Zoning Ordinance will be coming up after the Corridor Plan is complete. The housing element update is underway and will be done in the fall. Also the Council is studying the City fee structure. Administrative guidelines for the ADU legalization program are in process and will go to Council early in March.

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

**Adjournment** — 8:15 pm

The next Planning Commission meeting will take place on February 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](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.

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**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.