



Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, July 16, 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 —**

**Public Hearings —**

1. **Housing Element Update.**  
**RECOMMENDATION:** Discussion of item and acceptance of public comment.
  
2. **Public Hearing to consider draft amendments primarily to Chapter 4, Development Standards and Guidelines, of the Downtown Recovery Plan (Specific Plan), to extend the maximum allowable height limits to Lower Pacific Avenue and to allow increase in heights between Front Street and the San Lorenzo River. Amendments include Design Guidelines and Development Standards for Lower Pacific Avenue and Front Street between Soquel Avenue and Laurel Street. Other text amendments to other chapters of the plan will also be considered for document consistency.**  
**RECOMMENDATION:** Discussion of item and accept public comment

**General Business —**

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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

**Informational Items —**

*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

**Items Referred to Future Agendas —**

**Adjournment —**

The next Planning Commission meeting will take place on August 6, 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.