



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 21, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:02 P. M.

Roll Call —

Present: Commissioners Conway; Nielsen; Primack; Tustin; Vice-Chair Spellman; Chair Kennedy.
Absent: (with notice) Commissioner Mesiti-Miller.
Staff: Director, J. Rebagliati; Principal Planner, R. Powers; Senior Planner, K. Donovan; Senior Planner, M. King; Housing and Community Coordinator, C. Berg; Consultant, K. Flint.
Audience: 6

Statements of Disqualification — None.

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.

Alan Speidel noted that more notice should be required to neighborhoods surrounding proposed projects.

Malia Valentine regarding University Development.

Debra Ellis regarding University housing.

Announcements — None.

Public Hearings —

1. **Housing Element Update Overview** - Introduction of Housing Element Update process and Regional Housing Needs Assessment (RHNA) for 2014-2023 for the City.
RECOMMENDATION: Discussion of item and acceptance of public comment.

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Director Rebagliati introduced Principal Planner, R. Powers; Senior Planner, M. King; Associate Planner, K. Donovan; Housing and Community Coordinator, Carol Berg; Consultant, K. Flint.

Consultant, K. Flint presented a brief Power-Point review of the Housing Element history and the process of preparing the Housing Element.

Senior Planner M. King spoke regarding the upcoming Corridor Study and noted that in addition to awarding the contract to Dyett & Bhatia, the City Council established a Corridor Advisory Committee and asked for significant public input.

Housing and Community Coordinator, C. Berg, spoke about the processes and possibilities for providing affordable housing and noted that since the dissolution of Redevelopment funding for any affordable housing is scarce and much in demand.

The Public Hearing was opened. Speaking from the audience:

- Khristina Horn;
- Douglas Doherty;
- Robin Cunningham.

The Public Hearing was closed.

Planning Commissioners asked questions and made comments regarding:

- Number of possible units on available sites;
- SRO units as a portion of the available housing options;
- Co-housing definition;
- Vacant land vis-a-vis underutilized land;
- Housing Element satisfies State requirements;
- Accessory Dwelling Units;
- Funding sources;
- Rail Trail;
- Community outreach;
- In-lieu fees;
- Density bonuses;
- Measure 'O';
- Corridor rezoning to address depth;
- Affordable housing;
- Community roll in providing housing;
- Impact of construction on neighborhoods.

ACTION: The Planning Commission heard the presentation, discussed the item and heard public comment.

General Business — None.

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
- Planning Department Report

Director Rebagliati noted that the June 4, 2015 meeting will likely be cancelled and a special meeting has been called for June 25 for the Corridor Study discussion.

Items Referred to Future Agendas — None.

Adjournment —9:25 P.M.

The next Planning Commission meeting is scheduled for June 4, 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.