



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, March 19, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:07 P. M.

Roll Call —

Present: Chair, P. Kennedy; Vice-Chair, P. Spellman; J. Conway; C. Nielsen; M. Primack; M. Tustin; M. Mesiti-Miller

Absent: None.

Staff: Assistant Director, A. Khoury; Principal Planner, E. Marlatt; City Arborist, L. Keedy; Senior Planner, R. Bane; Associate Planner, S. Haschert; Recorder, M. Schwarb; Observer, R. Chavez.

Audience: 25-30.

Statements of Disqualification — Commissioner Spellman disqualified himself from item number two as he represents the applicant.

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.

Public Hearings —

- 1.** 716, 720, 724 Seabright Avenue CP14-0146 APN's 011-151-26, 27, 28 Subdivision, Coastal Permit, Design Permit, and Boundary Line Adjustment to merge three vacant lots, construct an 11-unit townhouse development, and to remove four heritage trees within the R-L/CZ-O (Multiple Residence - Low Density/ Coastal Zone Overlay) Zoning District. (Environmental Determination: Categorical Exemption)(SBBSC LLC, owner/filed: 11/4/2014) SH
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and recommend that the City Council approve the Tentative Map, Coastal Permit, Design Permit, Boundary Line Adjustment, and the removal of four heritage trees, based on the findings in the staff report and the Conditions of Approval.

Assistant Director Khoury introduced Associate Planner Haschert who presented the staff report.

Doug Ross, applicant, spoke briefly about the reasons for changes to the approved project.

John Warden, architect for the project, gave a power point presentation and answered questions from the Commissioners.

The Public Hearing was opened.

Speaking from the audience:

- Patricia Wilson;
- Laura Uddanberg;
- Peter Haase;
- Sean Byrne;
- Amy Harrington ;
- Gillian Greensite;
- Carolyn Coleman.

The Public Hearing was closed.

The Commissioners made comments and asked questions about:

- Shading;
- Dormer measurements;
- Solar panels;
- Parking spaces;
- Balconies;
- Mass of the buildings;
- Conditions for the original project;
- Street trees;
- Front doors;
- Greenbelts and density;
- Housing prices;
- Paving and driveways;
- Care of street trees;
- Seabright Avenue traffic;
- Trash enclosure;
- Pre-wiring for solar panels;
- Led street lights;
- Landscaping;
- Shading.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Conway seconded, that the Planning Commission acknowledge the environmental determination and recommend that the City Council approve the Tentative Map, Coastal Permit, Design Permit, Boundary Line Adjustment and the removal of three heritage trees, based on the findings in the staff report and the Conditions of Approval adding conditions as follows by staff:

6.s.iv. The final landscape plans shall show the heritage oak tree at the rear property line to remain.

8.n. The applicant shall work with the project arborist to prune the canopy of the oak tree to lessen weight loading on the co-dominant trunk attachment where the two stems come together. All root pruning required to accommodate development shall be reviewed and approved by the City Arborist.

7.a. The final working drawings shall depict the accurate locations of all windows and all plan sheets shall be internally consistent.

And Conditions added/amended by the Planning Commission:

6. o Install four 24 gallon size street trees along frontage. Provide a detail of the street tree installation, including a four-foot by four-foot tree well located at the back of curb, per City standard detail. A flood bubbler shall be installed from the existing irrigation system to irrigate the trees until established. Provide notes and City Standard Detail 19 of 23 in the plans.

7.b The side doors on the two duplex units that face Seabright Avenue shall be redesigned to create a more defined entryway, including details such as front doors, posts/columns to support the overhang, side windows, and/or lighting. The revised design shall be review and approved by Planning Department staff prior to building permit issuance.

7. c The applicant shall work with Planning Department staff to provide articulation on the east (rear) wall of the three-plex structure to break up the appearance of a long blank wall. The revised design shall be reviewed and approved by Planning Department staff prior to building permit issuance.

The vote was 7-0 with all Commissioners in favor.

Chair Kennedy called for a ten minute break at 9:12 and the Planning Commission reconvened at 9:20 pm.

2. 1804-1812 Ocean St CP14-0157 APN 008-045-08, -13
Planned Development to allow for an increase in building height and a reduction in front and side setbacks, Tentative Subdivision Map, Design, Conditional Fence, and Special Use Permits to demolish two structures and construct eleven residential townhouses, five of which are live/work combinations, on a property in the PA zone district. (Environmental Determination: Categorical Exemption) (Baldwin Wendy Rose Trustee Eta, owner/filed: 11/25/2014) RB

RECOMMENDATION: That the Planning Commission recommend to the City Council acknowledgement of the environmental determination and

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approval of a Planned Development to allow for an increase in building height and a reduction in front and side setbacks, Tentative Subdivision Map, Design, Conditional Fence, Non-Residential Demolition, and Special Use Permits to demolish two structures and construct eleven residential townhouses, five of which are live/work units, on a property in the PA zone district, based on the findings in the staff report and the Conditions of Approval.

Commissioner Spellman removed himself from the Commission and represented the Applicant. Chair Kennedy opened the Public Hearing for comments from the audience since the hour was late. Speaking from the audience:

- Joe Trabert.

Assistant Director Khoury introduced Senior Planner Bane who presented the staff report. Applicant, John Swift, made some comments regarding the project.

The Public Hearing was reopened. Speaking from the audience:

- Peter Boscacer.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Trash enclosure;
- Conditions of approval;
- Parking;
- Neighborhood congestion.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Tustin seconded, that the Planning Commission recommend that the City Council acknowledge the environmental determination and approve the Planned Development allowing for an increase in building height and a reduction in front and side setbacks, Tentative Subdivision Map, Design, Conditional Fence, Non- Residential Demolition, and Special Use Permits to demolish two structures and construct eleven residential townhouses, five of which are live/work units, on a property in the PA zone district with the following changes to Conditions of Approval as follows:

17. All new mechanical equipment and appurtenances, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the public way and from adjacent properties, shall be screened when possible. ~~With material compatible with the materials of the building~~ Screening materials shall be

compatible with the proposed building and shall be subject to the approval of the Zoning Administrator.

34. Plans submitted for building permits shall demonstrate compliance the requirements of the Public Works Department, including but not limited to, the following:

- Dedication - A property dedication of a 5-foot wide strip along the Ocean Street frontage shall be required for future roadway purposes. Submit a grant deed and legal description of the strip to be dedicated attached to "Offer to Dedicate" and "Certificate of Acceptance" forms.
- Sidewalk - Modify new sidewalk north of bulb to follow the dedication line north and "S" taper back to curb line at the northern property line along Ocean Street.
- Street Light (Standard) - Installation of two new LED street lights. One on the Ocean street property frontage near the northern property line and one near the eastern side of the Jewell Street driveway approach per City standard detail. Indicate location on the plans and include notes and City Standard Detail 20 of 23.
- Trash Enclosure (New) - Construct a trash enclosure that complies with all of the requirements of the "City of Santa Cruz Department of Public Works Refuse Container Storage Facility Standard Design Policy." The trash enclosure design shall include a roof to keep stormwater from leeching pollutants from the area where the containers are stored and to secure the area from unauthorized entry; a floor drain installed in the slab and connected to the sanitary sewer system; and a hose bib for the purpose of cleaning the interior of the structure. In addition, the back and side walls of the enclosure shall be designed to extend to the roof, to provide additional screening and protection to the residential property to the north. The final trash enclosure design shall be subject to review and approval by the Planning and Public Works Department.

31. No alteration of grade shall occur within the drip line of any tree or tree stand marked for preservation, unless otherwise permitted by the recommendations of the arborist report.

The vote was 6-0-1 with Commissioners Primack, Mesiti-Miller, Tustin, Kennedy, Nielsen and Conway in favor, none opposed, and Commissioner Spellman recused.

3. 125 Beach St CP14-0166 APN 007-212-16
Appeal of Coastal and Design Permits to reconfigure a parking lot and to add a deck structure for an existing hotel in the RT(C)/SPO/CZO zone district.
(Environmental Determination: Categorical Exemption) (Beach Street Inn LLC, owner/filed: 12/11/2014) RB
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

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RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of a Design and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval.

Senior Planner Bane presented the staff report.

Appellant, Tom Walters, spoke briefly regarding the appeal and the complaints of the Homeowner's Association. Scott Lipscomb, landscape architect, spoke about the plans underway for the deck. Chris Ferrante, hotel owner, spoke about the project.

The Public Hearing was opened. No one wished to speak and the Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Grade;
- Slopes;
- Umbrellas;
- Noise;
- Views;
- Staff objectivity;
- Consequences of complaints.

ACTION: Commissioner Tustin moved, and Commissioner Primack seconded, that the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of a Design and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval. The vote was 7-0 with all Commissioners in favor.

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

Assistant Director Khoury noted that the April 16, 2015 meeting will be cancelled due to the lack of a quorum, as four Commissioners could not attend. The next meeting will be April 2, 2015

Items Referred to Future Agendas — None.

Adjournment — 10:55 P.M.

The next Planning Commission meeting will take place on April 2, 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.