



Action Minutes

Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 16, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:03 pm

Roll Call —

Present: J. Conway; M. Mesiti-Miller; C. Nielsen; M. Primack; P. Spellman, Vice-Chair;
P. Kennedy, Chair.
Absent: M. Tustin (with notice).
Staff: Director, J. Rebagliati; Principal Planner, R. Powers; Senior Planner,
K. Donovan; Recorder, M. Schwarb.
Audience: Approximately 15.

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.

Ed Davidson spoke regarding lack of open space/parks in downtown.

Alan Speidel spoke regarding interfacing with the Planning Department and the need for earlier/easier notification regarding upcoming projects.

Announcements — None.

Public Hearings —

1. Housing Element Update.

RECOMMENDATION: Discussion of item and acceptance of public comment.

Senior Planner Donovan presented the staff report and included a number of statistics regarding the Santa Cruz population.

The Public Hearing was opened.

Speaking from the audience:

➤ Michael Pisano.

The Public Hearing was closed.

The Commissioners asked questions and made comments about:

- Single families in Santa Cruz vis a vis single family home zoning;
- University vacancy rates;
- Citizen lobbyists;
- Number of homes used as vacation homes or vacation rentals;
- Airb&b;
- Ordinance limiting vacation rentals;
- Significant funding sources for rental projects;
- Density per lot size;
- Reducing fees to incentivize development;
- Live/work units;
- Rewriting the Zoning Ordinance;
- Student housing;
- Dialogue with the University;
- Local financing;
- Inventory draft.

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

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.**

Principal Planner Powers presented the staff report.

The Public Hearing was opened. Speaking from the audience:

- Ed Davidson;
- Amber El-Hajj;
- Erin Munning;
- Owen Lawler.
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The Public Hearing was closed.

The Commissioners made comments and asked questions about:

- Sun planes and angles;
- Step backs;
- Public space;
- Paseos;
- Bus system;
- Metro building;
- Parking structure;
- Building heights;
- Bike access in the paseo;
- Types of housing proposed for the area;
- Density lowering costs;
- Creating more housing to lower costs;
- Housing affordability;
- Alleyways;
- Mix of sizes and incomes;
- Counting bedrooms instead of units;
- Downtown parking district standards;
- Articulation;
- Infrastructure;
- Variable skylines;
- Transportation planning;
- How Front Street relates to Pacific;
- Curb cuts;
- Cathcart Street as an alternative to a proposed paseo;
- Utilizing rooftops as open space;
- Zoning;
- Studying whether a paseo makes sense.

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

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 August 6, 2015 will likely be cancelled. August 20th will be the full Housing Element and the first meeting in September will likely be the Downtown Recovery Plan again. In addition, the City of Capitola is hosting a Historic Preservation training workshop all day on August 21.

Items Referred to Future Agendas — Parking subcommittee.

Adjournment — 10:35 pm.

The next Planning Commission meeting is scheduled for 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. 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.