



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, November 5, 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 —

Consent Agenda —

Items on the consent agenda are considered to be routine in nature and will be acted upon in one motion. Specific items may be removed by members of the Planning Commission or members of the public for separate consideration and discussion. Items removed will be considered in the order they appear on the agenda.

- 1. 135 Seton Way CP15-0137 APN: 002-641-17**
Slope Variance to replace an existing deck and construct a new deck on a house within 10 feet of a slope exceeding 30% in the R-1-7 zoning district. (Environmental Determination: Categorical Exemption) (Neil Duffy and Meredith Dyer, owners/filed: 09/02/2015) CC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Slope Modification and Variance based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A."

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. The Cal-Relay system number: 1-800-735-2922.

Approval of Minutes — Minutes of October 15, 2015 and October 22, 2015.

Public Hearings —

2. 201 West Cliff Drive CP15-0099 APN 004-091-26
Coastal Permit, Slope Modification and Variance for a soil nail wall along the top edge of a coastal bluff on the property developed with the Sea and Sand Inn in the RTB zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Company, owner/filed: 7/6/2015) MF
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Variance, Slope Modification, Design Permit and Coastal Permit based on the Findings listed in the staff report and the attached Conditions of Approval (Exhibit A).

3. 111 Los Altos CP15-0077 APN: 002-174-14
APPEAL of the Zoning Administrator's Approval of Design Permit to add a second story of 1,122 square feet on an existing 2,445 square foot single family dwelling all of which will exceed 3,000 square feet. Project includes the demolition of an unpermitted unit in the basement area and conversion of the space to unheated storage located in the R-1-5 (Single Family Residence District) zoning district. (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: Auddrena Mauga and Kelly Kisse, 06/01/2015) MA
RECOMMENDATION: That the Planning Commission DENY the appeal thereby upholding the Zoning Administrator's approval of the Design Permit.

General Business —

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 November 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. 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.