



Action Minutes  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, September 3, 2015  
City Council Chambers, 809 Center Street

**Call to Order** — 7:07 pm

**Roll Call** —

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

**Absent:** (with notice) C. Nielsen.

**Staff:** Director, J. Rebagliati; Principal Planner, E. Marlatt; Principal Planner,  
R. Powers; Senior Planner, K. Donovan; Associate Planner, S. Haschert;  
Recorder, M. Schwarb.

**Audience:** 16

**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.*

- Bob van Elgg;
- John Golder;
- Ed Silveira;
- Rusty Kurtz.

**Announcements** — Director Rebagliati announced the City Council will have a study session on parking on October 6 at 7:00 pm and there will be a parking workshop in the Police Community Room on October 15.

**Approval of Minutes** — Minutes of July 15, 2015 and July 16, 2015.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, approval of the minutes of July 15, 2015 and July 16, 2015, as submitted. The motion carried on a vote of 5-0-1-1, with Commissioners Primack, Kennedy, Spellman, Conway and Mesiti-Miller in favor, none opposed, Commissioner Tustin abstaining and Commissioner Nielsen absent.

## Public Hearings –

1. 110 Cooper St., Suite 100 F CP15-0120 APN 005-081-55  
Special Use Permit to allow a personal service use (hair and beauty salon with retail) with east-west street frontage between Water Street and Cathcart Street in a multi-tenant commercial building located in the Pacific Avenue Retail District of the Downtown Recovery Plan area. (Environmental Determination: Categorical Exemption) (Cooper House LLC, Jay Paul Company, owner/filed: 8/5/15) SH  
**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Administrative Use Permit based on the Findings in the staff report and Conditions of Approval.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Conway seconded, to move the item to the Consent Agenda. The motion carried on a vote of 6-0-1, with Commissioners Primack, Tustin, Kennedy, Mesiti-Miller, Spellman and Conway in favor, none opposed, and Commissioner Nielsen absent. Commissioner Conway moved, and Commissioner Mesiti-Miller seconded, acknowledgement of the environmental determination and approval of the Administrative Use Permit. The motion carried on a vote of 6-0-1, with Commissioners Primack, Tustin, Kennedy, Mesiti-Miller, Spellman and Conway in favor, none opposed, and Commissioner Nielsen absent.

2. Housing Element Update.  
**RECOMMENDATION:** Discussion of item and acceptance of public comment.

Senior Planner Donovan presented the staff report.

The Public Hearing was opened. Speaking from the audience:

- Tim Willowby, Chairman of Affordable Housing Now;
- Elisha St. Laurent, represents Housing Choices Coalition;
- Jan Stokley, Executive Director of Housing Choices Coalition;
- Tory Wilson;
- Bob von Elgg;
- John Golder;
- Mark Lee.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Need for a variety of housing types and affordability;
- Measure O and Measure J;
- Mixed income rental units are important to the Community;
- Changes in State law;
- Student housing;
- Housing for the developmentally disabled;
- Definition of overcrowding;
- Student and faculty housing for Cabrillo and UCSC;
- Legalizing ADUs;
- Quality and integrity of neighborhoods;
- Section eight housing;
- Boarding houses;
- Density bonuses;
- Policy changes;
- Incentivizing mixed income rental housing.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Spellman seconded, that the Planning Commission recommend that the City Council submit the Draft Housing Element to the California Department of Housing and Community Development, acknowledging the element is adequate for state review, and that more work is needed to meet the housing needs of the community. The motion carried on a vote of 6-0-1 with Commissioners Primack, Tustin, Mesiti-Miller, Spellman, Conway and Kennedy in favor, none opposed, and Commissioner Nielsen absent.

**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 an Open House regarding the Corridor Plan had an attendance of approximately 50 people and it was very successful. Principal Planner Powers announced that there are more coming up in the next few of weeks, one at Bayview Elementary, one at Branciforte small schools and one at Gault Elementary and there will be presentations, exercises, and comments. Also comments can be made on line and there is significant outreach on social media and radio. Director Rebagliati announced that at the next meeting on September 17 a mixed use project at 1800 Soquel will come forward and staff is planning for the next meeting on the Downtown Plan amendments. The 555 Pacific project will be coming forward with a change to the Development Agreement to change terms of the SOU. Also a Parking Forum at the Police Community Room is scheduled for October 15 and the Corridor Plan will be coming to Planning Commission in November. In addition, the ADU amendment regarding prohibiting/limiting short term rentals went to Council for two sessions and Council directed staff to prepare discussions around the entire idea of regulating short term rentals.

**Items Referred to Future Agendas — None.**

**Adjournment — 9:52 pm.**

The next Planning Commission meeting will take place on September 17, 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.