



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, September 17, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:02 P.M.

Roll Call —

Present: M. Mesiti-Miller; C. Nielsen; M. Primack; M. Tustin; P. Spellman, Vice-Chair; P. Kennedy, Chair.
Absent: (with notice) J. Conway.
Staff: Assistant Director, A. Khoury; Senior Planner, M. Ferry; J. Burr, Traffic Engineer; M. Schwarb, Recorder.
Audience: 60+ standing room only.

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.

- George Mead suggests wider range of notification for projects.

Announcements — None

Public Hearings —

1. 1800 Soquel Avenue CP15-0043 APN 011-041-63 Commercial Demolition Authorization to demolish a commercial building; Tentative Map, Special Use Permit and Design permit to construct a mixed use project to include two commercial units and 32 residential units on a lot in the CC zone district. (Environmental Determination: Categorical Exemption) (OLD STRATFORD LLC, owner/filed: 6/15/2015) MF
RECOMMENDATION: That the Planning Commission recommend to the City Council acknowledgement of the environmental determination and approval of the Non Residential Demolition Authorization, The Special Use Permit, the Design Permit and the Vesting Tentative Map based on the Findings contained in the attached draft resolution and the Conditions of Approval (Exhibit A).

ACTION: Commissioner Primack moved, and Commissioner Tustin seconded, that the Planning Commission RECOMMEND the City Council APPROVE the Commercial Demolition Authorization, Tentative Map, Special Use permit and Design permit with changes to the Conditions of Approval recommended by staff and changing Condition 46 to no turf grass, and the further condition accepting the applicants proposal to conduct a traffic and parking study including the neighborhood bounded by Soquel, Hagemann, and Forest, including the alleyway, and the study of a possible left turn signal at Hagemann. The motion carried on a vote of 6-0-1 with Commissioners Primack, Tustin, Mesiti-Miller, Nielsen, Spellman and Kennedy in favor, none opposed, and Commissioner Conway absent.

Assistant Director Khoury introduced Mike Ferry who presented the staff report. Mathew Thompson, architect with Thacker and Thompson and representative for the applicant, spoke regarding the proposed project, noting that the most recent General Plan calls for this kind of mixed use projects on the main corridors. He also noted it was a difficult project to design.

The Public Hearing was opened.

Speaking from the audience:

- Dean Lundholm, with Affordable Housing Now;
- Maya Lev, resident on Hagemann;
- Stan Einhorn, resident of Trevethan;
- Alex Neuse, resident of Hagemann, business owner;
- Everett Ericksen, resident of Hagemann;
- Judi Cobb, resident of Trevethan;
- Christine Mead, resident of Hagemann;
- Rebecca Silver, resident of Hagemann;
- Martha Dunn, resident of Mentel;
- Jennifer Greene, resident of Hagemann;
- Robin Drury, resident of South Park Way;
- Karl Isaacson, resident of Mentel;
- Frank Santana, resident of Hagemann;
- Craig Foster, resident of Hagemann;
- Patti Jaxanoski, shared thoughts from Steve Brachford and her concerns;
- Victor Schiffrin, resident of Hagemann;
- Brook Butler, resident of Trevethan;
- Karen Monson, resident of Hagemann;
- George Mead, resident of Hagemann;
- Jan Karwin, resident of East Morrissey neighborhood;
- Michael Poret, resident of Pacheco;
- Ray Brown, resident of Trevethan;
- Tom Burns, with Affordable Housing Now;
- Francie Keating, resident of Hagemann;

- Steve Reed, resident of North Park.

The Public Hearing was closed.

A break was called at 9:36 p.m. and the Commission reconvened at 9:42 p.m.

Mathew Thompson, representing the applicant, responded to the comments by suggesting a traffic and parking study be added to the conditions.

Jim Burr, Transportation Manager for the City of Santa Cruz, explained how traffic impact fees are assessed.

John Distafano, resident of the neighborhood.

The Commissioners made comments and asked questions regarding:

- Access to the Arana Gulch greenbelt;
- Parking calculations;
- Soils testing;
- Dedication for street widening;
- Phase One environmental report;
- Sewer issues;
- Restaurant in the project;
- Ground floor windows for commercial projects;
- Access to Soquel from the project;
- Walkability score;
- Transit score;
- Zip cars and bike shares;
- Cut-through neighborhood;
- Traffic impact fees;
- Traffic calming;
- Left turn signal at Hagemann;
- Street widening for Soquel;
- Solidarity of the neighborhood;
- Water use;
- Corridor study meeting;
- Alleyway use.

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 announced the October 1, 2015 meeting will be cancelled; October 15 meeting will be the Parking Forum at the Police Community Room, an added meeting on October 22 considering a Beach Flats Community Garden, and a City Council Study Session on parking on October 6, at 7:00 pm.

Items Referred to Future Agendas — None.

Adjournment — 10:55 P.M.

The next Planning Commission meeting will take place on October 15, 2015 in the Police Community Room at 155 Center Street. It will be a joint meeting of the City Council/Planning Commission/Downtown Commission and the subject will be parking.

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.