



Action Minutes
Planning Commission
Added Meeting
7:00 p.m. - Thursday, October 22, 2015
City Council Chambers, 809 Center Street

Call to Order — 7:00 p.m.

Roll Call —

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

Staff: A. Khoury, Assistant Director; M. Ferry, Senior Planner; M.
Schwarb, Recorder.

Audience: 7

Statements of Disqualification — None.

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.

Approval of Minutes — Minutes of September 3, 2015 and September 17, 2015

ACTION: Commissioner Tustin moved, and Commissioner Spellman seconded, approval of the minutes of September 3, 2015, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Conway, Spellman, Primack, Mesiti-Miller and Kennedy in favor, none opposed and Commissioner Nielsen abstaining.

ACTION: Commissioner Primack moved, and Commissioner Nielsen seconded, approval of the minutes of September 17, 2015, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Tustin, Spellman, Primack, Mesiti-Miller, Nielsen and Kennedy in favor, none opposed, and Commissioner Conway abstaining.

Public Hearings —

The Commissioners reversed the order of the items and heard item 2 first.

2. 217 Brook Ave. CP15-0105 APN 010-222-04
Coastal Permit and Abandonment of an existing alley (Stable St) off Brook Avenue near its intersection with Doane Street in the RL zone. (Environmental Determination: Categorical Exemption) (LARRECO ANDREA, owner/filed: 7/13/2015) 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 recommend that the City Council approve the Coastal Permit and street/alley abandonment.

Assistant Director Khoury introduced Senior Planner Ferry who presented the staff report.

Applicant, George Dervishion, spoke briefly.

The Public Hearing was opened. Speaking from the audience:

- David Hope, with concerns;
- Craig Gieringer, with concerns, and reading a letter from Sandy Lawton, with concerns.

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

The Commissioners asked questions and made comments regarding:

- Ownership of the property;
- Angle of the sewer line realignment;
- Who ends up with the property;
- Size of the parcel to be abandoned;
- Combined size of the parcels owned by applicant and the abandoned;
- Where the abandonment leads;
- Is there pedestrian or vehicular traffic;
- Minimum lot size for development;
- Maximum size of house;
- Built in restrictions on substandard lots;
- Setbacks;
- Protection of heritage trees;
- Who pays for rerouting of the sewer line;
- Public right-of-ways;
- Disputes on right-of-way.

ACTION: Commissioner Primack moved, and Commissioner Tustin seconded, that the Planning Commission recommend that the City Council approve the Coastal Permit and street/alley abandonment. The motion carried on a vote of 7-0 with all Commissioners in favor and none opposed.

1. 2000 Soquel Ave CP14-0116 APN 011-051-14
APPEAL of the Zoning Administrators approval of an Administrative Use Permit and Design Permit to construct a monopole for a new telecommunication facility in the CC zone district. (Environmental Determination: Categorical Exemption) (De Montigny Dennis U/M, owner/filed: 9/8/2014) MF
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of an Administrative Use and Design Permit based upon the Findings in the staff report and the Conditions of Approval.

Senior Planner Ferry noted that the appellant was not present.

Rebecca Anderson and Paul Alberson representing Verizon Wireless spoke briefly 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:

- AT&T site;
- Mini cells.

ACTION: Commissioner Tustin moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of an Administrative Use and Design Permit. The motion carried on a vote of 7-0 with all Commissioners in favor and none opposed.

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

Items Referred to Future Agendas — None.

Adjournment — 8:05 p.m.

The next Planning Commission meeting will take place on November 5, 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.