



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, November 5, 2015
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.

Call to Order — 7:03 P.M.

Roll Call —

Present: J. Conway; M. Mesiti-Miller; C. Nielsen; M. Primack; M. Tustin; P. Spellman, Vice-Chair; P. Kennedy, Chair.
Absent: None.
Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt; Associate Planner, M. Alsip; Associate Planner, C. Cartwright; Recorder, M. Schwarb.
Audience: 20±

Statements of Disqualification —

Commissioner Mesiti -Miller disqualified himself from Item 3.

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.

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."

ACTION: The Planning Commission **APPROVED** the Consent Agenda on a vote of 7-0, with all Commissioners in favor.

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

ACTION: The Minutes of October 15, 2015 and October 22, 2015 were **APPROVED**, as submitted, on a vote of 7-0, with all Commissioners in favor.

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).

ACTION: The Item was **CONTINUED** to the meeting of December 3, 2015.

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.

ACTION: The Planning Commission **DENIED** the Appeal upholding the Zoning Administrator's approval of the Design Permit on a vote of 6-0-1 with Commissioners Spellman, Conway, Primack, Tustin, Nielsen and Kennedy in favor, none opposed, and Commissioner Mesiti-Miller recused.

General Business — None.

Action Agenda

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 next hearing would be the Corridor Plan Update, and full agendas for the rest of the year with the development agreement for 555 Pacific and the Downtown Recovery Plan changes, sign ordinance changes and the continuance of the appeal scheduled for tonight.

Items Referred to Future Agendas — Commissioner Primack suggested a public discussion of the Review of the Planning Department.

Adjournment — 8:35 P.M.

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.