



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, December 3, 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 — 7:04 p.m.

Roll Call —

Present: Commissioners J. Conway; M. Primack; M. Mesiti-Miller; M. Tustin; Chair, P. Kennedy.
Absent: (with notice) Commissioners C. Nielsen; P. Spellman
Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt; Principal Planner, R. Powers; Senior Planner, M. Ferry; Recorder, M. Schwarb.
Audience: 13

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.

Public Hearings —

1. **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 property containing a motel (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 in the staff report and the attached Conditions of Approval (Exhibit A).

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ACTION: The Planning Commission ACKNOWLEDGED the environmental determination and APPROVED the Variance, Slope Modification, Design Permit and Coastal Permit with amended Conditions of Approval as follows:

Condition 11: applicant shall submit a landscape plan designed by a licensed landscape architect to screen and soften the look of the soil nail wall

Added Condition 12: The texture of the outer shot crete cover wall will be designed to support future growth of vegetation and shall be colored and textured to match the adjacent native soil.

The vote was 5-0-2 with Commissioners Mesiti-Miller, Tustin, Primack, Conway and Kennedy in favor, none opposed, and Commissioners Nielsen and Spellman absent.

2. Parking Lot area (east side) Its Beach CP15-0123 APN 004-302-05
APPEAL of the Zoning Administrator's approval of a Coastal Development Permit to install a combination pull up and dip exercise bar in the landscape area on the east side of the parking lot closest to Its Beach in the OFR zone district. (Environmental Determination: Categorical Exemption) (CALIFORNIA STATE OF, owner/filed: 8/11/2015) 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 deny the appeal upholding the Zoning Administrator's approval of the Administrative Use Permit and Coastal Permit.

ACTION: The Planning Commission ACKNOWLEDGED the environmental determination and DENIED the appeal upholding the Zoning Administrator's approval of the Administrative Use Permit and Coastal Permit on a vote of 3-2-2 with Commissioners Primack, Kennedy and Conway in favor, Commissioners Mesiti-Miller and Tustin opposed and Commissioners Nielsen and Spellman absent.

General Business —

3. Downtown Recovery Plan Amendments
Review and discussion of Draft Downtown Recovery Plan Amendments relating to Lower Pacific Avenue and portions of Front Street

RECOMMENDATION: Discussion of item and accept public comment.

ACTION: The Planning Commissioners DISCUSSED the item and took public comment.

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 the next meeting will include the Beach Flats Community Garden and changes to the Downtown Signage Ordinance amendments. Coming up in January second meeting will likely be at the Civic Auditorium in regard to Shakespeare Santa Cruz.

Items Referred to Future Agendas — None.

Adjournment — 10:55 p.m.

The next Planning Commission meeting will take place on December 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. 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 fourteen dollar (\$514) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.