



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, January 7, 2016
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Peter Kennedy, Chair; Peter Spellman, Vice-Chair; Julie Conway; Mark Mesiti-Miller; Christian Nielsen; Mark Primack; Mari Tustin.

Statements of Disqualification —

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.

Announcements —

Public Hearings —

1. 555 Pacific Avenue CP15-0178 APN 007-023-17
Development Agreement for an approved four story mixed use project (CP13-0021) including ground floor commercial space with 94 upper level small ownership units (SOUs) to allow more than 50% of the SOUs to be rented out on property located in the CBD-E zone district. (Environmental Determination: Categorical Exemption) (SONA RESORTS INC, owner/filed: 10/19/2015) MF
RECOMMENDATION: That the Planning Commission recommend that the City Council acknowledge the environmental determination and recommend to the City Council approval of the Development Agreement based on the draft Ordinance and Conditions of Approval.

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email CityClerk@cityofsantacruz.com. The Cal-Relay system number: 1-800-735-2922.

2. 412 Ocean View Avenue CP15-0199 APN 010-111-10
Conversion Authorization Permit to convert a fourplex to a single-family residence in the R-L zone district. (Environmental Review: Categorical Exemption) (Marcy Rode and Adam Doble, owners/filed: 11/17/2015) RB
RECOMMENDATION: That the Planning Commission deny the request for a Residential Demolition Authorization Permit.

Informational Items —

No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting will take place on January 21, 2016 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.