



Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, February 18, 2016  
City Council Chambers, 809 Center Street

**Call to Order —**

**Roll Call —** Chair, P. Spelling; Vice-Chair, M. Mesiti-Miller; A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping.

**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 —**

**Approval of Minutes — Minutes of January 21, 2016.**

**Public Hearings —**

- 1.** Sidewalk on the south side of East Cliff at Alhambra CP15-0140  
APPEAL of the Zoning Administrators approval of a Coastal Permit to remove a portion of a concrete sack wall and relocate 150 feet of failing sidewalk and sewer line away from the coastal bluff along the south side of the East Cliff Drive right-of-way near its intersection with Alhambra Avenue. In the RL/CZO/SPO zone district (Environmental Determination: Categorical Exemption) (City of Santa Cruz, owner/filed: 9/8/2015) 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 uphold the Zoning Administrators decision and approve the Coastal and Design Permit based on the Findings in the staff report and the Conditions of Approval attached as Exhibit "A".

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](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

2. Draft 2015-2023 Housing Element of the General Plan and Amendment to Clarify Existing Residential Density Exceptions GP15-0003 City-wide Amendments to the General Plan to adopt the 2015-2023 Housing Element and to clarify existing density exceptions relating to small residential units. (Environmental Determination: Addendum to 2030 General Plan Environmental Impact Report) (City of Santa Cruz, owner/filed: 7/6/2015) KD  
RECOMMENDATION: Recommend that the City Council 1) adopt the 2015-2023 Housing Element, 2) certify the Addendum to the General Plan 2030 EIR, and 3) approve the submittal of the 2015-2023 Housing Element to the State of California Department of Housing and Community Development for certification.

Recommend that the City Council approve the language clarifying the density exceptions for specific housing types.

### General Business —

### 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 March 3, 2016, 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](http://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.