



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, February 18, 2016
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 — 7:00 pm

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping; Chair, P. Spellman.
Absent: (with notice) Commissioner M. Mesiti-Miller.
Staff: Director, J. Rebagliati; Senior Planner, M. Ferry; Public Works Associate Civil Engineer, S. Wolfman; Recorder, M. Schwarb.

Statements of Disqualification — None.

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.

Speaking from the audience:

- Alan Seidel with concerns about permits issues and neighborhood notification.
- Candace Brown with concerns about corridor density and public transportation.
- John Golder with concerns about the need for city parks.
- Michelle Goldstein with concerns about east side parking availability.
- Woujie Swets with concerns about density.

Announcements —

Director Rebagliati introduced new Commissioner, G. Pepping and announced that the first "City Hall to You" event has been scheduled for Thursday, February 25, 2016, and will take place on the east side at East Side Santa Cruz Bible Church from 6:30 to 8:30 pm. Members of most City Departments will be on hand to answer questions from the neighbors.

Approval of Minutes — Minutes of January 21, 2016.

ACTION: The Minutes of January 21, 2016 were **APPROVED** on a vote of 4-0-1-2 with Commissioners Kennedy, Nielsen, Conroy and Chair Spellman in favor, none opposed, Commissioner Mesiti-Miller absent and Commissioners Blizinski and Pepping ineligible to vote.

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".

ACTION: The Planning Commission **UPHELD** the Zoning Administrator's decision and **APPROVED** the Coastal and Design Permits adding a condition requesting that staff invite public input on the final design before it is approved by City Council. The vote was 6-0-1 with Commissioners Conway, Nielsen, Pepping, Blizinski, Kennedy and Chair Spellman in favor, none opposed, and Commissioner Mesiti-Miller absent. Additionally, the Commission wanted to note to the City Council their concern about exploring long term solutions to the erosion occurring at this location and others along our coast.

- 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.

ACTION: The Planning Commission RECOMMENDED that the City Council adopt the 2015-2023 Housing Element, Certify the Addendum to the General Plan 2030 EIR, and APPROVE the submittal of the 2015-2023 Housing Element to the State of California Department of Housing and Community Development for certification; and The Planning Commission RECOMMENDED that the City Council approve the language clarifying the density exceptions for specific housing types. The vote was 6-0-1 in favor with Commissioners Conway, Nielsen, Pepping, Blizinski, Kennedy, and Chair Spellman in favor, none opposed, and Commissioner Mesiti-Miller absent.

General Business — None.

Informational Items —

No action shall be taken on these items.

Director Rebagliati noted that Planning Commission might need to have a sub-committee to review 555 Pacific Avenue changes to materials. Commissioners Nielsen and Chair Spellman agreed to serve on the sub-committee if needed. She also mentioned that the March 3, 2016 meeting might be cancelled.

Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

Commissioner Kennedy noted that the Downtown Recovery Plan amendment sub-committee is continuing to meet and is making progress.

- Chairperson's Report
- Planning Department Report

Items Referred to Future Agendas — None.

Adjournment — 9:55 pm.

The next Planning Commission meeting is scheduled for March 3, 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.

Action Agenda

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.