



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, April 21, 2016
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Chair, P. Spellman; 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 February 18, 2016 and March 17, 2016.

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. 530 High Street CP15-0217 APN: 011-141-35**
Slope Modification/Variance to construct a single-family dwelling within 10 feet of a 30-percent slope in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (BECCIO M GREGORY ETAL, owner/filed: 12/22/2015) MF
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."

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.

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2. 415 Miramar Drive CP16-0025 APN 002-173-02
Slope Variance to allow reconstruction of a deck and construction of a patio cover for a single family dwelling in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (BRADY CHRISTOPHER JAMES & MICH, owner/filed: 2/10/2016) NC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Variance and Slope Modification based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

General Business —

3. 2017-2019 Capital Improvement Program Consistency with the General Plan and the Climate Action Plan.
RECOMMENDATION: That the Planning Commission by motion find the 2017-2019 proposed Capital Improvement Program consistent with the General Plan (GP 2030) and Climate Action Plan (CAP).

Public Hearings —

4. 735 Meder Street CP15-0153 APN: 002-301-01
Slope Modification/Variance, Coastal Permit, Water Course Development Permit, Administrative Use Permit and Heritage Tree Permit for a single-family dwelling, ADU, workshop and pool house on a 50 acre parcel in the RS-5Acre zoning district. (Environmental Determination: Mitigated Neg. Dec.) (UWE CORBACH, owner/filed: 9/14/2015) MK
RECOMMENDATION: That the Planning Commission adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approve the Coastal Permit, Administrative Use Permit, Slope Modification Permit and Variance, and Watercourse Development Permit based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A."
5. 711 Pacific Ave CP13-0026 APN 007-021-06
Appeal of the Zoning Administrator's modification to hours of a low-risk alcohol establishment (KC Sports Bar restaurant) located in the CBD(E) zone district. (Environmental Determination: Categorical Exemption) (Lee Calvin Quon Jr & Tina Yim, owner/filed: 3/11/2013) NC
RECOMMENDATION: That the Planning Commission acknowledges the environmental determination and deny the appeal, thereby upholding the Zoning Administrator's modification of hours.

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 is a special meeting on April 28, 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.