

Action Minutes

The Public Hearing was opened.

Speaking from the audience:

- Gillian Greensite;
- John Bergwall.

The Public Hearing was closed.

Commissioner's asked questions and made comments regarding:

- Condition number five regarding sand loss;
- When the landslide occurred;
- Where the work will take place (from the beach or the top of the bluff);
- Time length of the project;
- Pigeon guillemot nesting areas;
- What contractor is doing the work;
- Landscaping to cover the wall.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Conway seconded, that the Planning Commission acknowledge the environmental determination and approve 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 motion carried on a vote of 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.

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Senior Planner Ferry presented the staff report. Parks Planner Noah Downing answered questions from the Commissioners. Appellant, Reed Searle, presented the argument against the apparatus.

The Public Hearing was opened.

Speaking from the audience:

- Aldo Giacchino;
- John Birdwall;
- Dorinda Parker;
- Ron Pomerantz;
- Ralph Meyberg;
- Gillian Greensite.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- The number of pieces of par course equipment planned for the City;
- Whether there are plans for more equipment along West Cliff;
- Inclusion of West Cliff Drive in the Parks Master Plan.

ACTION: Commissioner Primack moved, and Commissioner Conway seconded, 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. The motion carried 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.

A break was called at 8:35 pm and the Commission reconvened at 8:45 pm.

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.

Principal Planner Powers introduced Boris Dramov of Roma and Jim Adams and Randahl Matsuno of McCann Adams in Texas. He noted that Roma was the original group that drafted the Downtown Recovery Plan after the earthquake. Mr. Dramov and Jim Adams discussed the ideas generated by the Planning Commission at a previous meeting.

The Public Hearing was opened.

Speaking from the audience:

- Owen Lawler;
- Alev Bolginney.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Riverfront safety;
- Commercial venues along the river;
- Paseo to the river;
- Widening or narrowing the street;
- Sidewalk changes;
- Varied massing;
- Courtyards;
- Cathcart street through to the river;
- Sun importance;
- Heights to 85 feet;
- Shadow study;
- Housing stock for singles;
- Efficiency units;
- Student housing;
- Maple Street Paseo;
- Transit site;
- Stepping;
- Access to the River;
- Establishing a Sub-Committee;
- Certainty for developers;
- Parking issues.

ACTION: The Planning Commissioners discussed the item, took public comment, and the Chair appointed a Sub-Committee to further discuss possible changes to the Downtown Recovery Plan and come back to the entire Commission with recommendations.

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.