



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

Call to Order — 7:03 pm

Roll Call —

Present: Commissioners A. Blizinski; P. Kennedy; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.

Absent: (with notice) Commissioners J. Conway and C. Nielsen.

Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt; Principal Planner, R. Powers; Senior Planner, M. Ferry; Senior Planner, M. King; Associate Planner, N. Concepcion; Deputy Public Works Director, C. Schneider; Police Lieutenant, W. Barry; Deputy Police Chief, R. Martinez.

Audience: 35- 40.

Statements of Disqualification —

Commissioner Mesiti-Miller disqualified himself regarding item number 2 on the Consent Agenda.

Oral Communications — None.

No action shall be taken on these items.

The Chair may announce and set time limits at the beginning of each agenda item.

Announcements — None.

Approval of Minutes — Minutes of February 18, 2016 and March 17, 2016.

ACTION: The minutes of February 8, 2016 were approved on a vote of 4-0-1-2 with Commissioners Blizinski, Pepping, Spellman and Kennedy in favor, none opposed, Commissioner Mesiti-Miller abstaining, and Commissioners Conway and Nielsen absent.

ACTION: The minutes of February 18, 2016 were approved on a vote of 4-0-1-2 with Commissioners Kennedy, Mesiti-Miller, Pepping, and Spellman in favor, none opposed, Commissioner Blizinski abstaining, and Commissioners Conway and Nielsen absent.

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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."

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".

ACTION: The Consent Agenda was approved on a vote of 4-0-2-1 with Commissioners Kennedy, Blizinski, Pepping and Spellman in favor, Commissioners Conway and Nielsen absent and Commissioner Mesiti-Miller in favor of item #1 and recused on item #2.

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).

ACTION: The Planning Commission found the Capital Improvement Program consistent with the General Plan (GP 2030 and Climate Action Plan (CAP) on a vote of 5-0-2 with Commissioners Blizinski, Pepping, Kennedy, Mesiti-Miller and Spellman in favor, none opposed, and Commissioners Conway and Nielsen absent.

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."

ACTION: The Planning Commission adopted the Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program and approved the Coastal Permit, Administrative Use Permit, Slope Modification Permit and Variance, and Watercourse Development Permit with the following additions to the Conditions of Approval:

- Any excess grading material shall be disposed of property off site;
- The applicant shall submit a Construction Management Plan prior to the issue of a Building Permit Application to be reviewed by Planning and Public Works Departments. The plan shall address equipment staging, traffic management, employee parking and potential impacts to Meder Street;
- Applicant to obtain a Heritage Tree Removal Permit prior to the issuance of a Building Permit;
- The applicant shall prepare a Habitat Management Plan based on the Mitigation and Monitoring Reporting Program signed by the applicant on April 13, 2016 which includes "Exhibit B" a Habitat Management Plan Outline dated November, 2015 (Version #3). Habitat Management Plan shall be completed prior to the final inspection for occupancy of the proposed dwelling unit;
- Garage noted in Conditions is changed to workshop/studio.

The vote was 5-0-2 with Commissioners Mesiti-Miller, Pepping, Blizinski, Kennedy and Spellman in favor, none opposed, and Commissioners Conway and Nielsen absent.

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.

ACTION: The Planning Commission acknowledged the environmental determination and denied the appeal modifying the hours to allow a midnight closing, requiring six month operational reviews for the next three years and any further action with respect to this permit would come back to the Planning Commission.

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

Items Referred to Future Agendas — None.

Adjournment — 10:55 pm

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.

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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.