



Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 7, 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 — December 17, 2015.

Public Hearings —

1. Portions of 315 Third Street and 213 Uhden St CP16-0081
APN 007-282-04 and 007-282-09

Special Use Permit and Coastal Permit to establish a private gardening/landscaping area in the RT(D)/CZ-O/SP-O/CON zone district. (Environmental Review: Categorical Exemption)(Santa Cruz Seaside Company)
AK

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 approve the Special Use Permit and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval (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. 2415 Mission Street CP15-0122 APN 003-041-15, -12, -11, -10
Boundary adjustment, design permit, and special use permit to construct a new three story apartment building (8 one-bedroom units, 2 two-bedroom units, and 4 three-bedroom units) on an existing parking lot, merge four lots, and reduce required parking by 10 percent with a Cooperative Parking Facility in the CC zoning district. (Env. review: categorical exemption.) (Joseph and Sharon Carollo, owner/filed: 08/11/2015) CC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Boundary Adjustment, Design Permit, and Special Use Permit based on the Findings listed in the staff report and the Conditions of Approval (Exhibit A).

3. Two Ordinances Amending Chapters 24.04, 24.08, 24.10, 24.16, and 24.22 of the City of Santa Cruz Municipal Code and the City's Local Coastal Program.
RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance and the Local Coastal Program to comply with State law, remove obsolete sections of the Zoning Ordinance, and provide internal consistency and clarity.

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 July 21, 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.