



Action Minutes  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, December 17, 2015  
City Council Chambers, 809 Center Street

**Call to Order** — 7:02 pm

**Roll Call** —

**Present:** J. Conway; M. Mesiti-Miller; C. Nielsen; M. Primack; M. Tustin. P. Spellman, Vice-Chair; P. Kennedy, Chair.

**Absent:** None.

**Staff:** Planning Director, J. Rebagliati; Assistant Director, A. Khoury; Parks & Recreation Director, D. Shoemaker; Principal Planner, R. Powers; Associate Planner, S. Haschert; Recorder, M. Schwarb.

**Audience:** 50 +

**Statements of Disqualification** —

Commissioner C. Nielsen disqualified himself from Item # 1.

**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.

**Public Hearings** —

1. 304 Park Place, 313 Third Street, 213 Uhden Street  
APN 007-282-08, 007-282-04, 007-282-09  
Special Use Permit and Coastal Permit to establish a community garden in the RT(D) zone district. Conditional Fence Permit for a six-foot high fence in the front setback of all three properties. (Environmental Review: Categorical Exemption) (City of Santa Cruz) 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, Coastal Permit and Conditional Fence Permit based on the Findings in the staff report and the attached Conditions of Approval (Exhibit A).

Chair Kennedy Introduced Associate Director Khoury who presented the staff report. Parks and Recreation Director Shoemaker spoke briefly regarding the history of the garden and the changes proposed for the new lease authorized by the City Council.

Chris Reyes representing the Seaside Company noted the company's commitment to the Community Garden.

The Public Hearing was opened.

Speaking from the audience:

- Irene O'Connell;
- Emilio;
- Del Rio;
- Rachel O'Malley;
- Rebecca Bogdan;
- Michelle Gloria;
- Lisette Orozco;
- Helga;
- Batya Kagen;
- Lynne Cooper;
- Unknown man;
- Julie Rachel Foster, UCSC student body president;
- Vickie Winters;
- Jeff Ringold;
- Michael Gasser;
- Cesar Enriquez;
- Leah Resendoz.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Fence height;
- Use of vacant parcel;
- Lease amount;
- City liability;
- Access to the garden;
- Parks master plan;
- Flexibility;
- Youth gardening plot;
- Access to the garden;
- Use permit for the entire garden;
- Social interaction in the garden;
- Disabled access;
- Trees to be moved;
- Bilingual reports;
- Permanent home for the garden.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Tustin seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Coastal Permit and Conditional Fence Permit adding a Condition 14: *The Community Garden shall provide a plot for use by a youth gardening program.* The vote was 6-0-0-1, with Commissioners Conway, Mesiti-Miller, Primack, Tustin, Spellman and Kennedy in favor, none opposed, and Commissioner Nielsen recused.

A ten minute break was called at 8:45 pm and the Commission reconvened at 8:55 pm.

2. **Signage Ordinance Amendments** **GP15-0001**

An amendment to the Downtown Recovery Plan and Zoning Ordinance to revise signage requirements. (Environmental Determination: Categorical Exemption) (City of Santa Cruz) SH

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance and Downtown Recovery Plan (Specific Plan) relating to sign regulations to allow for a more streamlined permitting process, to clarify regulations regarding the use of sandwich board signs, and to update sign design criteria.

Associate Planner Haschert presented the staff report. Principal Planner Powers discussed a way-finding type of sign that would require a design permit.

The Public Hearing was opened.

No one wished to speak and the Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Halo signs;
- Projecting signs;
- Materials and colors;
- Design criteria;
- Variety in signs;
- Sandwich board signs;
- Enforcement mechanisms;
- Size and shapes;
- Wall signs;
- Maximum sizes;
- Design freedom.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Primack seconded, that as required by Section 24.06.040, the Planning Commission find that the proposed modifications to the sign ordinance are a public necessity and support the general welfare of the community.

**ACTION:** Commissioner Primack moved and Commissioner Tustin seconded that the Planning Commission recommend that the City Council approve the amendments with the stipulation that Christian Nielsen and Mark Mesiti-Miller work with staff for about one hour to incorporate the language changes discussed by the Commission. Both motions passed on a vote of 7-0, with all Commissioners in favor and none opposed.

**General Business — None.**

**Informational Items — None.**

*No action shall be taken on these items.*

**Subcommittee/Advisory Body Oral Reports —**

*No action shall be taken on these items.*

Commissioner Kennedy noted that the Ad Hoc Downtown Committee met for the first time.

- Chairperson's Report - None.
- Planning Department Report - None.

**Items Referred to Future Agendas — None.**

**Adjournment — 9:55 pm**

The next Planning Commission meeting will take place on January 7, 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](http://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.