



Action Minutes  
Planning Commission  
Special Meeting  
7:00 p.m. - Thursday, April 28, 2016  
City Council Chambers, 809 Center Street

Call to Order — 7:03 pm

**Roll Call —**

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.  
Absent: Commissioner G. Pepping (with notice).  
Staff: Director, J. Rebagliati; Principal Planner, R. Powers; Recorder, M. Schwarb.  
Audience: 20-30.

Statements of Disqualification — None.

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 — November 5, 2015 and January 7, 2016.

**ACTION:** Commissioner Kennedy moved, and Commissioner Nielsen seconded, approval of the minutes of November 5, 2015, as submitted. The motion carried on a vote of 5-0-1-1 with Commissioners Kennedy, Mesiti-Miller, Nielsen, Conway and Spelling in favor, none opposed, Commissioner Pepping absent and Commissioner Blizinski abstaining.

**ACTION:** Commissioner Nielsen moved, and Commissioner Conway seconded, approval of the minutes of January 7, 2016, as submitted. The motion carried on a vote of 5-0-1-1 with Commissioners Kennedy, Mesiti-Miller, Nielsen, Conway and Spelling in favor, none opposed, Commissioner Pepping absent and Commissioner Blizinski abstaining.

## General Business —

1. **DOWNTOWN RECOVERY PLAN AMENDMENTS TO DEVELOPMENT STANDARDS**  
(Affecting properties on Pacific Avenue between Cathcart and Laurel Streets and on Front Street between Soquel Avenue and Laurel Street)  
Presentations by City staff, ROMA Design Group and McCann Adams Studio urban planners regarding proposed amendments to development standards to increase height to allow for the creation of additional housing opportunities downtown.  
**RECOMMENDATION:** Hear presentations, discussion of item and accept public comment.

Principal Planner Powers presented a brief staff report covering the background moving this discussion and showed some slides of various buildings in the downtown. Director Rebagliati introduced Boris Dramov, of Roma Design Group, and Jim Adams, of McCann Adams Studio. She noted that Roma Design was the consultant that helped develop the Downtown Recovery Plan after the 1989 earthquake. Mr. Dramov and Mr. Adams talked about the ideas generated by the Planning Commission, the ad hoc committee and other contributors, accompanied by a power point presentation discussing proposed amendments to development standards for Pacific Avenue and Front Street south of Cathcart. Members of the ad hoc committee summed up the discussions that were held.

The Public Hearing was opened. Speaking from the audience:

- Mark Primack;
- Gillian Greensite;
- Jim Mekis;
- John Phillip Bergwall.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Fair share principal;
- Local improvement districts;
- Riverfront development;
- Creating diverse rooflines;
- Design guidelines;
- City architects;
- Form based approach versus FAR (floor area ratio);
- Parking;
- Connectivity to the river via Cathcart;
- Maple Street and Elm Street connection to the river;
- Bicycle/pedestrian bridge at Maple;
- Width of the connections;

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- Indentations at ground level;
- Breaking up of the mass;
- Indentations closed at night;
- Lot sizes;
- Increasing flexibility;
- Affordable housing;
- Apartment buildings;
- Two story offsets;
- Number of housing units possible;
- Roof variations;
- Shading of the riverfront;
- Commercial uses at the levee;
- Parking on Front Street.

**ACTION:** The Commissioners heard the presentation, accepted public comment, discussed the item and made recommendations to staff for further action. They unanimously agreed, with no motion, that the meeting scheduled for May 5, 2016, for further discussion of this topic was unnecessary and could be cancelled.

**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 — 10:00 pm.**

The next Planning Commission meeting is scheduled for May 19, 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](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.