



**Planning Commission  
Regular Meeting  
7:00 p.m. – Thursday – May 7, 2009  
City Council Chambers, 809 Center Street**

**Call to Order —**

**Roll Call —** Rod Quartararo, Chair; Scott Daly; David Foster; Larry Kasparowitz;  
Bill Schultz; Mari Tustin; Judy Warner

**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 —** April 16, 2009

**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. 2010-2012 Capital Improvement Program Consistency with the General Plan**  
**RECOMMENDATION:** That the Planning Commission by motion find the 2010-2012 Proposed Capital Improvement Program is consistent with the General Plan.

**Items Removed from the Consent Agenda —**

**Public Hearings —**

- 2. 1104 Ocean St. 09-046 APN 008-253-18**  
Appeal of the Zoning Administrator's approval of an Administrative Use Permit (Appl #09-023) to allow outdoor seating for an existing coffee shop (Finns) in the CC (Community Commercial) zone district. (Environmental Determination: Categorical Exemption) (B. Neuschwander, owner/filed: 3/27/09) MF

**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and deny the appeal, upholding the Zoning Administrator's approval of the Administrative Use Permit based upon the Findings listed below and the Conditions of Approval listed in Exhibit A.

- 3. Draft 2007-2014 Housing Element of the General Plan 09-059 City-wide**  
Amendment to the General Plan/Local Coastal Plan to adopt the 2007-2014 Housing Element. (Environmental Determination: Negative Declaration) (City of Santa Cruz, applicant / filed: 4/15/09)

**RECOMMENDATION:** That the Planning Commission holds a public hearing and recommends to the City Council: 1) adoption of the Negative Declaration and; 2) approval of the draft Housing Element as an amendment to the General Plan/Local Coastal Plan.

### **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 (R. Quartararo)
- Planning Department Report

### **Items Referred to Future Agendas —**

#### **Adjournment —**

The next Planning Commission meeting will take place on May 5, 2009 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.ci.santa-cruz.ca.us](http://www.ci.santa-cruz.ca.us). 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 dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.