



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, September 15, 2016
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.

Call to Order — 7:00 pm

Roll Call —

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

Absent: (with notice) Commissioners C. Nielsen and P. Kennedy.

Staff: Assistant Director, A. Khoury; Principal Planner, R. Powers; Senior Planner, M. Ferry; Recorder, M. Schwarb.

Audience: 30 - 40.

Statements of Disqualification — Commissioner Blizinski disqualified herself from the telecom project at 600 Riverside and Commissioner Pepping disqualified himself from item number 2, the Downtown Plan.

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 —

ACTION: The Minutes of May 19, 2016, June 2, 2016, June 16, 2016, July 7, 2016, and July 21, 2016, were approved, with minor typo corrections, on a vote of 5-0-2, with Commissioners Blizinski, Pepping, Conway, Mesiti-Miller, and Spellman in favor, none opposed, and Commissioners Nielsen and Kennedy absent.

ACTION: The Minutes of August 4, 2016, were approved, as submitted, on a vote of 4-1-2, with Commissioners Blizinski, Pepping, Conway and Mesiti-Miller in favor, Commissioner Spellman abstaining, and Commissioners Nielsen and Kennedy absent.

Public Hearings –

1. **Adjacent to 1203 Laurent Street** CP16-0076 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to 1203 Laurent Street. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 423 Broadway CP16-0071 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 423 Broadway. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 541 Meder Street CP16-0073 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 541 Meder Street. (Environmental Determination: Categorical Exemption; Coastal Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 600 Riverside Avenue CP16-0074 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 600 Riverside Avenue. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 1203 Laurent Street CP16-0076 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to 1203 Laurent Street. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 622 Western Drive CP16-0077 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 622 Western Drive. (Environmental Determination: Categorical Exemption; Coastal Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

RECOMMENDATION: That the Planning Commission approve the Administrative Use Permits, the Special Use Permits and the Design Permits based on the attached Findings and Conditions of Approval.

ACTION: For the projects in the Public right of way adjacent to 622 Western Drive, 1203 Laurent Street, 541 Meder Street and 423 Broadway the Planning Commission acknowledged the environmental determination and approved the applications with additional conditions:

The applicant shall obtain an encroachment permit from the Department of Public Works for all improvements to be located within the ROW.

Any equipment cabinet proposed to be located on a sidewalk shall be undergrounded in vaults subject to review and approval of the Department of Public Works.

For Application No. CP16-0073 located adjacent to 541 Meder Street: The applicant shall revise the building plans under direction of the City Arborist, to locate the equipment cabinet to a location that will not impact the Heritage Pepper tree located to the east of the existing utility pole. If the cabinet is located to the west of the utility pole, the plans shall include the requirement to re-landscape any disturbed areas with the same specie removed.

For Application No. CP16-0076 located adjacent to 1203 Laurent Street:

The applicant shall revise the building plans under direction of the City Arborist, to locate the equipment cabinet to a location that will not impact the Heritage trees located to the east of proposed cabinet location. The plans shall include the requirement to re-landscape any disturbed areas with the same specie removed.

The vote was 4-1-2, with Commissioners Pepping, Conway, Mesiti-Miller, and Spellman in favor, Commissioner Blizinski opposed, and Commissioners Nielsen and Kennedy absent.

ACTION: Commissioner Blizinski left the room and for the project in the Public right of way adjacent to 600 Riverside Avenue the Planning Commission acknowledged the environmental determination and approved the application with additional conditions:

The applicant shall obtain an encroachment permit from the Department of Public Works for all improvements to be located within the ROW.

Any equipment cabinet proposed to be located on a sidewalk shall be undergrounded in vaults subject to review and approval of the Department of Public Works.

The vote was 4-0-1-2, with Commissioners Pepping, Conway, Mesiti-Miller and Spellman in favor, none opposed, Commissioner Blizinski recused, and Commissioners Nielsen and Kennedy absent.

ACTION: The project in the Public right of way adjacent to 665 Chestnut Street was continued to the meeting of October 6, 2016 due to the inadvertent omission from the posted agenda on a vote of 5-0-2, with Commissioners Pepping, Blizinski, Conway, Mesiti-Miller, and Spellman in favor, none opposed, and Commissioners Nielsen and Kennedy absent.

Commissioner Pepping left the meeting.

2. Amendments to Downtown Recovery Plan

The Planning Commission will consider making a recommendation to the City Council to accept the draft Downtown Recovery Plan Amendments for the purposes of beginning the environmental analysis in accordance with the California Environmental Quality Act (CEQA). (RP)

RECOMMENDATION: Hear presentation, hold public hearing to accept public comments, discuss item and by motion, recommend that the City Council accept the Draft Amendments to the Downtown Recovery Plan for the purposes of initiating the environmental analysis of the amendments.

ACTION: The Planning Commission recommended that the City Council accept the Draft Amendments to the Downtown Recovery Plan for the purposes of initiating the environmental analysis of the amendments adding this sentence: For the purposes of environmental analysis, the top floor for development of the Front Street parcels along the Riverwalk shall be limited to 60% of the total site area for properties that include publicly accessible passageways to the Riverwalk as part of their development. The vote was 4-0-1-2 with Commissioners Conway, Mesiti-Miller, Spellman and Blizinski in favor, Commissioner Pepping recused, and Commissioners Kennedy and Nielsen absent.

General Business — None.

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

Assistant Director Khoury noted that the next meeting would feature a discussion of electric vehicle charging stations and that the agenda item at 630 Water Street recently heard by the Commission would be on next week's City Council agenda.

Items Referred to Future Agendas — None.

Adjournment — 9:35 pm

The next Planning Commission meeting will take place on October 6, 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.