



Action Minutes  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, May 19, 2016  
City Council Chambers, 809 Center Street

**Call to Order** — 7:00 pm

**Roll Call** —

**Present:** A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.  
**Absent:** None.  
**Staff:** Principal Planner, R. Powers; Senior Planner, M. King; Recorder, M. Schwarb.  
**Audience:** 25-35.

**Statements of Disqualification** — None.

**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.*

- Jodene Graebeel, regarding construction at 430 Frederick;
- Ed Silveira, regarding 430 Frederick;
- Kory Graebeel, regarding 430 Frederick;
- Orville Graebeel, regarding 430 Frederick;
- Annie Rollins, regarding 430 Frederick;
- Candace Brown, regarding 430 Frederick;
- Michelle Goldstein, regarding 430 Frederick.

**Announcements** — None.

**Approval of Minutes** — Minutes of April 21, 2016.

**ACTION:** Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, approval of the minutes of April 21, 2016, as submitted. The motion carried on a vote of 5-0-2, with Commissioners Pepping, Blizinski, Kennedy, Mesiti-Miller and Spellman in favor, none opposed, and Commissioners Nielsen and Conway abstaining.

Action Minutes

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.      902 Third Street                      CP16-0078                                      APN 007-033-07  
Slope Modification and Variance to construct a Stich Pier retaining wall within 10 feet of a 30 percent slope in the R-T(B) zone district. (Environmental Determination: Statutory Exemption (15269) Emergency Projects; Coastal Exemption (Section 24.08.230.10) (Arthur Lin, owner/filed 4/7/16) MF  
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Slope Modification and Variance based on the Findings in the staff report and the Conditions of Approval listed in Exhibit "A."

**ACTION:**      Commissioner Mesiti-Miller moved, and Commissioner Pepping seconded, approval of the consent agenda. The motion carried on a vote of 7-0 with all Commissioners in favor.

General Business –

2.      Corridor Planning Process and Rezoning Update  
RECOMMENDATION: Discussion of item and acceptance of public comment.

Senior Planner King presented the background for the Corridor Planning Committee and introduced Sophie Martin of Dyatt & Bahia and Jane Lynne of Urban Fields Studio. Sophie presented the proposed zoning changes and new district.

The Public Hearing was opened. Speaking from the audience:

- John Swift;
- Deborah Marks;
- Gillian Greensite;
- Candace Brown;
- Ed Silveira;
- Michelle Goldstein;
- Sabra Cossen;
- Mike Shank;
- Gordon Lion;
- Shelley Hatch;
- Vincent Stafford;
- John Bergwall.

The Public Hearing was closed.

The Commission asked the Corridor Advisory Committee Vice-Chair, Mark Primack, for comments.

The Commissioners made comments and asked questions regarding:

- Site study models;
- Parking as a limiting factor;
- Ground floor commercial uses;
- Podium parking;
- Density;
- Eliminating parking requirements;
- Shared parking;
- Curb cuts;
- Concerns about parkland;
- Where child care can occur;
- Single Residence Occupancy (SRO);
- Affordable by design concept;
- FAR versus DU per acre;
- Overlays and area plans;
- Massing studies;
- Design standards;
- Financial feasibility;
- Affordable housing;
- Flexibility;
- Multi-modal transportation;
- Parking overlays;
- 360 degree design;
- Traffic calming and sidewalks;
- Apartments;
- Senior housing;
- Special needs housing;
- Public and accessible electric vehicle charging;
- Carbon reduction strategies;
- Decoupling parking;
- Rental housing;
- Lot aggregation;
- Benefit assessment districts;
- Need for flexibility in design standard;
- Corridors are correct place to put density;
- Solar access preservation;
- Rear parking versus pedestrian access;
- Private open space;
- Gas stations;
- Art and painted murals;
- Storm water discharge;
- Permeable surfaces;

**Action Minutes**

- Ground water recharge;
- Public benefits;
- Language of planning;
- Neighborhood protections.

**ACTION:** The Planning Commission heard the presentations, took public comment and discussed the item.

**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

Principal Planner Powers noted that the next "City Hall to You" event is scheduled for June 1 for the downtown and beach area and will be held at the Museum of Art and History. The June 2 Planning Commission meeting will be a continuation of tonight's work focusing on traffic and parking; June 16 will have a River Street project; July 7 will have some zoning code amendments; and, July 21 the Downtown Plan will be discussed again. In addition, there is new information on the City Planning website regarding projects that are in process and permitting on line.

**Items Referred to Future Agendas —**

Further discussion of the Downtown Plan's river Improvements and the shared improvements and additional questions the Council raised, particularly in regard to affordable housing.

**Adjournment — 11:12 pm**

The next Planning Commission meeting is scheduled for June 2, 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.

Action Minutes

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.