



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, June 16, 2016
City Council Chambers, 809 Center Street

Call to Order —

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; G. Pepping Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.
Absent: (With notice) Commissioner C. Nielsen.
Staff: Director, J. Rebagliati; Principal Planner, R. Powers; Associate Planner, S. Haschert; Senior Planner, M. King; Recorder, M. Schwarb
Audience: 25-30

Statements of Disqualification —

Commissioner Pepping recused himself from discussion of the Downtown Plan, Item 3.

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. 232 & 240 River St. CP15-0215 APN: 008-311-30 & 008-311-35
Residential Demolition Authorization Permit, Planned Development Permit, Design Permit, Lot Line Adjustment, and Tentative Map to construct a 12-unit residential development on a 20,794 square foot site in the RM/FP-O zone district. Project includes a Tree Removal Permit to allow for the removal of one Heritage Tree. (Environmental Determination: Categorical Exemption) (AMONDO INVESTMENT LLC, owner/filed: 12/17/15) SH
RECOMMENDATION: That the Planning Commission recommends to the City Council acknowledgement of the Categorical Exemption and approval of a Residential Demolition Authorization Permit, Planned Development Permit, Design Permit, Lot Line Adjustment, and Tentative Map to construct a 12-unit housing development based on the findings listed in the staff report and the conditions of approval.

Director Rebagliati introduced Associate Planner Haschert who presented the staff report. Applicant Dennis Norton and Architect Daniel Silvernail spoke briefly regarding the project.

The Public Hearing was opened. Speaking from the audience:

- Shelly D'Amour, President of the El Rio Mobile Home Park Homeowner's Association;
- Alicia Kosman, resident of El Rio;
- Scott Dunbar, resident of El Rio;
- Peg Galli, resident of El Rio;
- Miriam Busby, resident of El Rio;
- Gillian Greensite.

Dennis Norton and Daniel Silvernail responded to El Rio residents' concerns.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Detached townhomes;
- Revised parking plan;
- Which heritage trees will be saved;
- Fencing along the El Rio property line;
- Flow of traffic in and out of the property;
- Trees as a buffer;
- Fencing to be installed on the south boundary prior to other construction;
- Site lighting;
- Patios and decks;
- Setbacks to north and south;
- Retaining wall of two feet with fence above;
- Parking outside the entry gate;
- Deck locations;
- Affordable housing agreement;
- Turn-around space;
- Balconies;
- Cooperation between Mobile Home owners and architects;
- Saving the chestnut tree;
- Shrubs as opposed to trees;
- Wall vs fence;
- Removal of the fir tree.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Blizinski seconded, that the Planning Commission recommend to the City Council acknowledgement of the Categorical Exemption and approval of a Residential Demolition Authorization Permit, Planned Development Permit, Design Permit, Lot Line Adjustment, and Tentative Map to construct a 12-unit housing development based on the findings listed in the staff report and the conditions of approval with the following changes and to the conditions of approval:

8. The development of the site shall be in substantial accordance with the approved plans submitted and on file in the Department of Planning and Community Development of the City of Santa Cruz, including the revisions approved by the Planning Commission on 6/16/16 to preserve the Chestnut tree. All aspects of construction must be completed prior to occupancy. Any modifications that are required during construction shall be discussed with the Building and Planning department in advance of the change being made on the site. Major modifications to plans or exceptions to completion may be granted only by the City authority which approved the project.

12. Added to a) iii. Plans shall show buffering landscaping at the south property line, as feasible to maintain storm water control features.

Added to c) Plans submitted for building permit issuance shall show the locations of all Heritage Trees to be preserved and shall include a note that all on-site activities related to the development, including preparation of the site, shall comply with the recommendations provided in the Arborist Report, prepared by Maureen Hamb dated December 11, 2015. The plans shall reflect the preservation of the Chestnut Tree.

~~Deleted d) Plans submitted for building permit issuance shall comply with all recommendations of the Arborist Report, prepared by Maureen Hamb dated December 11, 2015, on file with the Planning Department.~~

Added g) Plans submitted for building permit issuance shall show the locations and details of all exterior lighting fixtures. All lighting shall be downward facing and shielded, and all freestanding poles shall be three feet or less in height.

Added h) Plans submitted for building permit issuance shall reflect the revisions approved by the Planning Commission on 6/16/16, on-file with the planning department.

Added i) Plans submitted for building permit issuance shall show the construction of a new solid wood fence and retaining wall for the entire length of the south property line. The height of the fence and retaining wall shall be a maximum of eight feet as measured to the lowest adjacent grade.

Added j) The railing of the second story, south-facing decks on Building B shall be opaque.

17) All requirements of the Building, Fire, Public Works, Police Department, and Water Departments shall be completed prior to occupancy and continuously maintained thereafter.

Added 30) The fence and retaining wall at the south property line shall be constructed in conjunction with site grading and preparation and shall be completed prior to construction of any of the buildings.

The project was approved on a vote of 6-0-1 with Commissioners Blizinski, Pepping, Kennedy, Conway, Mesiti-Miller and Spellman in favor, none opposed, and Commissioner Nielsen absent.

General Business —

2. Corridor Planning Process and Rezoning
Consider formation of limited term Planning Commission Ad Hoc Committee to review development standards and circulation issues.
RECOMMENDATION: Discuss and consider formation of Ad Hoc Committee.

Principal Planner Powers presented a brief update and Senior Planner King spoke regarding the usefulness of ad hoc committees.

The Public Hearing was opened. Speaking from the audience:

- Gillian Greensite;
- Ed Silveira;
- Candace Brown.

The Public Hearing was closed.

ACTION: Chairman Spellman appointed Commissioners Mesiti-Miller, Blizinski, and Kennedy to the Planning Commission Ad Hoc Committee.

3. Downtown Recovery Plan

Discuss recommendations from ROMA Design Group presentation to City Council on May 10, 2016 and consider formation of limited term Planning Commission Ad Hoc committee to review development standards

RECOMMENDATION: Hear presentation, accept public comment, discuss and consider formation of Ad Hoc Committee.

Commissioner Pepping recused himself from this item and left the meeting.

Principal Planner Powers spoke briefly regarding the Roma and McCann Adams Design group presentation to the City Council and how ad hoc committees can contribute to the work of the Planning Commission as a whole.

The Public Hearing was opened. Speaking from the audience:

- Gillian Greensite.

The Public Hearing was closed.

ACTION: Chairman Spellman appointed Commissioners Mesiti-Miller, Conway, and Spellman to the Planning Ad Hoc Committee.

Informational Items — None.

No action shall be taken on these items.

Director Rebagliati introduced the Planning Department's new Principal Management Analyst, Sara DeLeon.

Subcommittee/Advisory Body Oral Reports — None.

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Director Rebagliati noted that July 7 and July 21 meetings have items for consideration. Principal Planner Powers noted that the Downtown Plan would be discussed in depth at an August meeting and the Corridor Zoning would likely come up in October. He also advised that the Local Coastal Plan would be coming forward sometime in the near future.

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Items Referred to Future Agendas — None.

Adjournment — 9:40 pm.

The next Planning Commission meeting will take place on July 7, 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.