



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 7, 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 (late); Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.

Absent: None.

Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Principal Planner, E. Marlatt; Senior Planner, K. Donovan; Associate Planner, C. Cartwright; Recorder, M. Schwarb.

Audience: 15 - 20.

Statements of Disqualification — Commissioner Nielsen disqualified himself from Item 1 as well as Commissioner Pepping.

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 — December 17, 2015.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, approval of the Minutes of December 17, 2015. The motion carried on a vote of 5-0-2 with Commissioners Kennedy, Nielsen, Conway, Mesiti-Miller and Spellman in favor, none opposed and Commissioners Blizinski and Pepping abstaining. A spelling change on page 4 was noted.

Public Hearings —

1. Portions of 315 Third Street and 213 Uhden St CP16-0081
APN 007-282-04 and 007-282-09

- Special Use Permit and Coastal Permit to establish a private gardening/landscaping area in the RT(D)/CZ-O/SP-O/CON zone district. (Environmental Review: Categorical Exemption)(Santa Cruz Seaside Company) AK

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval (Exhibit A).

Commissioners Nielsen and Pepping recused themselves and left the meeting. Assistant Director Khoury presented the staff report. Chris Reyes and Mike Sukal of the Seaside Company spoke briefly regarding the process.

The Public Hearing was opened. Speaking from the audience:

- Marc Franklin presented a slideshow of the Beach Flats Community Garden;
- Michael Gasser;
- Dennis Etler;
- Drew Glover;
- Tanya Switzer;
- Paul Gershowitz;
- Pam Sterns;
- Grant Wilson;
- Chris Reyes.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Necessity for a Use Permit;
- Placement and size of the shade structure;
- Decomposed granite;
- Composting;
- Bulldozed fruit trees;
- Invasive species of plants.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval (Exhibit A):

- changing condition 13 by striking the second sentence regarding composting;
- adding a condition 16 to read "A single shade structure not exceeding 200 square feet in total area nor 10 feet in height and located not closer than five feet from any property line shall be allowed.";
- further adding a Condition 17 requiring "The applicant shall ensure, to the best of their ability, that plants propagated on the subject site do not extend beyond their property lines."

The motion carried on a vote of 5-0-2 with Commissioners Blizinski, Conway, Mesiti-Miller, Kennedy and Spellman in favor, none opposed and Commissioners Nielsen and Pepping recused.

2. 2415 Mission Street CP15-0122 APN 003-041-15, -12, -11, -10
Boundary adjustment, design permit, and special use permit to construct a new three story apartment building (8 one-bedroom units, 2 two-bedroom units, and 4 three-bedroom units) on an existing parking lot, merge four lots, and reduce required parking by 10 percent with a Cooperative Parking Facility in the CC zoning district. (Env. review: categorical exemption.) (Joseph and Sharon Carollo, owner/filed: 08/11/2015) CC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Boundary Adjustment, Design Permit, and Special Use Permit based on the Findings listed in the staff report and the Conditions of Approval (Exhibit A).

Principal Planner Marlatt introduced Associate Planner Cartwright who presented the staff report. Architect Bill Kempf spoke briefly regarding the project.

The Public Hearing was opened. Speaking from the audience:

- Dave Alexander;
- Bill Kempf.

No one else wished to speak and the Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Material samples;

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- Siding material;
- Parking plan;
- Bike spaces;
- Shared parking;
- Preservation of the mural on the Upper Crust building;
- Accessibility;
- Roof garden;
- Street improvements at McPherson Street;
- Lighting;
- Reserved parking for the business;
- East elevation of the building;
- Street trees on Mission required to be pear trees;
- Height;
- Scale and massing;
- Faux wood;
- West elevation;
- Roof terrace view;
- Window materials;
- Density bonus.

ACTION: Commissioner Pepping moved, and Commissioner Mesiti-Miller seconded that the Planning Commission acknowledge the environmental determination and approve the Boundary Adjustment, Design Permit, and Special Use Permit based on the Findings listed in the staff report and the Conditions of Approval (Exhibit A) and striking condition 19. The motion carried on a vote of 7-0 with all Commissioners in favor.

3. Two Ordinances Amending Chapters 24.04, 24.08, 24.10, 24.16, and 24.22 of the City of Santa Cruz Municipal Code and the City's Local Coastal Program.

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance and the Local Coastal Program to comply with State law, remove obsolete sections of the Zoning Ordinance, and provide internal consistency and clarity.

Senior Planner Donovan presented the staff report and noted that the changes are mostly clean-up items.

Public Hearing was opened. No one wished to speak and the Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Rain retention systems height;
- Parking around apartments and condos;

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- Setbacks for parking;
- Definition of dormitory;
- Family day care consent;
- ADU parking;
- Percentage of lot area available for parking.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Conway seconded, that the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance and the Local Coastal Zoning Ordinance, and provide internal consistency and clarity with the following changes:

- Reduction of rain retention systems to six feet in height;
- Restrict the front setback to be no more than forty percent for parking;
- Section 24.22.355 (Section 17 of the non-Coastal Commission ordinance.) to comply with state law.
- Section 24.08.440, in the last sentence of subsection, the word "are" should be changed to "area".

The motion carried on a vote of 7-0 with all Commissioners in favor and none opposed.

General Business — None.

Informational Items —

No action shall be taken on these items.

Director Rebagliati informed the Commissioners that the Council had recently heard an appeal of their decision regarding KC's Sports Bar and reduced the hours approved by the Planning Commission for KC's from 12:00 am to 11:00 pm.

Subcommittee/Advisory Body Oral Reports — None.

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Director Rebagliati noted that the next meeting on July 21 would be regarding the Downtown Plan and upcoming meetings would include a hearing on 630 Water on August 4 and a continuation of the Downtown Plan discussion on August 18th.

Commissioner Spellman noted that he could not attend the August meetings and Commissioner Conway noted she would not be available for the August 18 meeting. Commissioner Nielsen noted that he is recused for the project at 630 Water.

Items Referred to Future Agendas —

Commissioner Kennedy suggested adding EV parking to a future agenda.

Adjournment — 10:00 pm.

The next Planning Commission meeting will take place on July 21, 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.