



[Action Minutes](#)
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, July 21, 2016
City Council Chambers, 809 Center Street

Call to Order — 7:03 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: Assistant Director, A. Khoury; Principal Planner, R. Powers; Recorder, M. Schwarb.

Audience: 25-30.

Statements of Disqualification —

Commissioner Pepping disqualified himself from Item 1.

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.

- Gillian Greensite with concerns about the scale of plans presented at Planning Commission meetings.
- Jane Roger Barr of Eden Housing.

Announcements — None.

Public Hearings —

1. Draft Downtown Recovery Plan Amendments

RECOMMENDATION: Hear presentation, hold public hearing to accept public comments, discuss item and provide direction to staff for language modification.

Principal Planner Powers presented a staff report with an overview of proposed development standard changes for the downtown plan and a recap of the ad hoc committee recommendations.

Owen Lawler presented a 10 minute presentation regarding two proposed projects.

The Public Hearing was opened. Speaking from the audience:

- Jodi Nunes;
- Dean Lundholm;
- Chip;
- Robert Singleton;
- Barbara Childs;
- Nancy Abbey;
- Gillian Greensite;
- David Handloff;
- Bill Malone;
- Ernestina Saldaira;
- Jane Muir;
- Grace Pairante;
- Shelly Hatch.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Affordable housing (what standards);
- Environmental concerns;
- Rigorous environmental controls;
- Biking/walking to work;
- Trade-offs in building/public benefits;
- Inevitability of growth;
- Commercial applications on the Riverwalk;
- Student housing;
- Heights and articulation;
- Private spaces on the Riverwalk;
- Parking on site vs. off-site parking;
- Wine tasting rooms;
- City art program;
- Transit oriented development;
- Architectural rooflines on the Riverwalk;
- Public hearings;
- Rooftop cafes;
- Urban ecology;
- Shade from tall buildings;
- Population growth;
- Why housing instead of other infrastructure;
- Greenbelt around the community;
- Energy efficiency;
- Need for significant new housing of various types;
- Vulnerability study;
- Lighting;
- Locals first opportunity to purchase;

- Principally permitted use permits;
- Accessibility at the Riverwalk;
- Minimum three stories or two stories;
- Setbacks for mechanical penthouses;
- Recessed storefronts;
- Driveways and curb cuts;
- Historic buildings;
- Design guidelines;
- Height of vegetation or fences along Riverwalk;
- Fair share guidelines.

ACTION: The Planning Commission heard the staff report, took public comment, discussed the item and made recommendations to staff for language changes. This item will be continued at the meeting of August 18.

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 on August 4 will have a project at the Breakers and the Aldo's food truck. He also announced that the Housing Element has been adopted by the state.

Items Referred to Future Agendas — None.

Adjournment — 10:35 pm

The next Planning Commission meeting will take place on August 4, 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.

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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.