



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, August 4, 2016
City Council Chambers, 809 Center Street

Call to Order — 7:01 pm

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; G. Pepping;
Vice-Chair, M. Mesiti-Miller.
Absent: (With notice) Commissioner C. Nielsen and Chair, P. Spellman.
Staff: Assistant Director, A. Khoury; Senior Planner, M. Ferry; Recorder, M.
Schwarb.
Audience: 40-45.

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.

Gillian Greensite.
John Birdwall.

Announcements — None.

Approval of Minutes — Minutes of April 28, 2016.

ACTION: Commissioner Kennedy moved, and Commissioner Blizinski seconded, approval of the minutes of April 28, 2016, as submitted. The motion carried on a vote of 4-0-1-2, with Commissioners Kennedy, Blizinski, Mesiti-Miller, and Conway in favor, none opposed, Commissioner Pepping abstaining, and Commissioners Nielsen and Spellman absent.

Public Hearings –

1. 790 Mariner Park Way CP16-0132 APN 010-262-70
Special Use Permit, Design Permit and Coastal Permit to allow for the relocation of Aldo's Restaurant in a food concession trailer with adjacent wood decking dining area for a three to four year period of time in the Mariner Park lawn area on the west side of the Santa Cruz Harbor until Aldo's can be reconstructed in its present location in the C-DR zone district. (Environmental Review: Categorical Exemption) (Aldo's Harbor Restaurant, applicant). AK

This project requires a Coastal Permit that 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, Design Permit and Coastal Permit to allow for the relocation of Aldo's Restaurant in a food concession trailer with adjacent on grade patio dining area based upon the findings listed in the staff report and the Conditions of Approval.

Assistant Director Khoury presented the staff report and John Swift, representing Aldo's Restaurant, spoke briefly in support of the project.

The Public Hearing was opened. Speaking from the audience:

- Sandy Davy;
- Richard Starr;
- Toby Goddard;
- Sheryl Curtis;
- Ed Silveira;
- John Mootz.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- The on grade patio;
- Restrooms;
- Noise;
- Special events;
- Plans for the patio after the new restaurant.

ACTION: Commissioner Pepping moved, and Commissioner Conway seconded, that the Planning Commission acknowledge the environmental determination and approve the Special Use Permit, Design Permit and Coastal Permit to allow for the relocation of Aldo's Restaurant in a food concession trailer with adjacent on grade patio dining area based on the findings listed in the staff report and the Conditions of Approval. The motion carried on a vote of 5-0-2 with Commissioners Pepping, Blizinski, Conway, Kennedy and Mesiti-Miller in favor, none opposed and Commissioners Spellman and Nielsen absent.

2. 630 Water Street CP16-0050 APN 010-031-76
Design Permit, Special Use Permit and Major Modification to Permit 02-164 to add 20 SRO units to a parcel developed with 48 SRO's, 5 apartment units and commercial space located in the CC zone district. (Environmental Determination: Categorical Exemption) (630 WATER STREET PARTNERS LLC, owner/filed: 3/10/2016) MF
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 recommend that the City Council acknowledge the Categorical Exemption and approve the Design Permit, Special Use Permit, Watercourse Development Permit and Major Modification of Application No. 02-164 to add 20 SRO units to a parcel developed with 48 SRO units, 1,000 square foot commercial office space and five two-bedroom apartments in the CC zone district based on the findings listed in the attached draft resolution and the conditions of approval.

Senior Planner Ferry presented the staff report. David Silver, one of the owners of 630 Water Street, and the architect, Paul Davis, each spoke briefly.

The Public Hearing was opened. Speaking from the audience:

- Roz Spanford;
- Ed Silveira;
- Mary M.;
- Deborah Marks;
- Michelle Goldstein;
- Gloria Simpson;
- Elly Kadner;
- Sharon Pini;
- Candace Brown;
- Sabra Cossen;
- Dawn Scott Morris
- Bobbie Hill
- Shelley Hatch;
- John Birdwall.

The Public Hearing was closed.

David Silver and Paul David each spoke briefly.

The Commissioners asked questions and made comments regarding:

- Drainage;
- Parking;

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- Pervious landscaping;
- Storm drains;
- Butterfly habitat;
- Wildlife;
- Neighborhood impacts;
- Affordable units;
- No construction on weekends.

ACTION: Commissioner Pepping moved, and Commissioner Blizinski seconded, that the Planning Commission recommend that the City Council acknowledge the Categorical Exemption and approve the Design Permit, Special Use Permit, Watercourse Development Permit and Major Modification of Application No. 02-164 to add 20 SRO units to a parcel developed with 48 SRO units, 1,000 square foot commercial office space and five two-bedroom apartments in the CC zone district based on the findings listed in the attached draft resolution and the conditions of approval, with the following changes and additions to the conditions of approval:

- Condition 12. Added a sentence noting "The landscape plan shall be consistent with the City Integrated Pest Management Program."
- Condition 23. Added "into the new drainage system".
- Added Condition 38. "Provide a parking management plan for review and approval by the Zoning Administrator."
- Added Condition 39. "Pay the Traffic Impact Fee prior to issuance of the building permit."
- Added Condition 40. "The final landscape plan shall include pervious materials only in the riparian buffer areas."

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

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Assistant Director Khoury noted that the next meeting, scheduled for August 18, would be a continuation of the discussion of the Downtown Recovery Plan recommended amendments.

Items Referred to Future Agendas — None.

Adjournment — 9:50 pm.

The next Planning Commission meeting will take place on August 18, 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.