



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, September 15, 2016
City Council Chambers, 809 Center Street

Call to Order — 7:00 pm

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.
Absent: (with notice) Commissioners C. Nielsen and P. Kennedy.
Staff: Assistant Director, A. Khoury; Principal Planner, R. Powers; Senior Planner, M. Ferry; Recorder, M. Schwarb.
Audience: 30 - 40.

Statements of Disqualification — Commissioner Blizinski disqualified herself from the telecom project at 600 Riverside and Commissioner Pepping disqualified himself from item number 2, the Downtown Plan.

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 —

ACTION: Commissioner Pepping moved, an Commissioner Blizinski seconded, approval of the Minutes of May 19, 2016, June 2, 2016, June 16, 2016, July 7, 2016, and July 21, 2016, with minor typo corrections, The motion carried on a vote was 5-0-2, with Commissioners Blizinski, Pepping, Conway, Mesiti-Miller, and Spellman in favor, none opposed, and Commissioners Nielsen and Kennedy absent.

ACTION: Commissioner Blizinski moved, and Commissioner Pepping seconded, approval of the Minutes of August 4, 2016, as submitted. The motion carried on a vote of 4-1-2, with Commissioners Blizinski, Pepping, Conway and

Mesiti-Miller in favor, Commissioner Spellman abstaining, and Commissioners Nielsen and Kennedy absent.

Public Hearings —

1. **Adjacent to 1203 Laurent Street** CP16-0076 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to 1203 Laurent Street. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 423 Broadway CP16-0071 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 423 Broadway. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 541 Meder Street CP16-0073 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 541 Meder Street. (Environmental Determination: Categorical Exemption; Coastal Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 600 Riverside Avenue CP16-0074 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 600 Riverside Avenue. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 1203 Laurent Street CP16-0076 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to 1203 Laurent Street. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

Adjacent to 622 Western Drive CP16-0077 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 622 Western Drive. (Environmental Determination: Categorical Exemption; Coastal Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF

RECOMMENDATION: That the Planning Commission approve the Administrative Use Permits, the Special Use Permits and the Design Permits based on the attached Findings and Conditions of Approval.

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Senior Planner Ferry presented the staff report and applicant, Jason Osborne, of Crown Castle (representing Verison Wireless) spoke briefly and introduced Bill Hammett of Hammett & Edison, Inc., Consulting Engineers.

The Public Hearing was opened. Speaking from the audience:

- Joel Rigler;
- Marilyn Rigler;
- Gillian Greensite;
- Laura Smith;
- Ryan Schmidt.

The Public Hearing was closed.

The Commissioners made comments and asked questions regarding:

- Coastal Commission comments;
- Cedar trees at the Laurent location;
- Underground vaults for the equipment cabinets encroaching on the sidewalk;
- Ground mounted units versus pole mounted;
- Radio frequency calculations;
- Safety of radio frequency;
- Cumulative effect of many sites;
- Monitoring of the sites;
- Frequency of monitoring;
- Expected life of the equipment;
- Number of new applications expected;
- Public posting of the monitoring results;
- Art on the utility cabinets.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Pepping seconded, that the Planning Commission acknowledge the environmental determination and approve the applications for the projects in the Public right of way adjacent to 622 Western Drive, 1203 Laurent Street, 541 Meder Street and 423 Broadway with additional conditions:

The applicant shall obtain an encroachment permit from the Department of Public Works for all improvements to be located within the ROW.

Any equipment cabinet proposed to be located on a sidewalk shall be undergrounded in vaults subject to review and approval of the Department of Public Works.

For Application No. CP16-0073 located adjacent to 541 Meder Street: The applicant shall revise the building plans under direction of the City Arborist, to locate the equipment cabinet to a location that will

not impact the Heritage Pepper tree located to the east of the existing utility pole. If the cabinet is located to the west of the utility pole, the plans shall include the requirement to re-landscape any disturbed areas with the same specie removed.

For Application No. CP16-0076 located adjacent to 1203 Laurent Street:

The applicant shall revise the building plans under direction of the City Arborist, to locate the equipment cabinet to a location that will not impact the Heritage trees located to the east of proposed cabinet location. The plans shall include the requirement to re-landscape any disturbed areas with the same specie removed.

The motion carried on a vote of 4-1-2, with Commissioners Pepping, Conway, Mesiti-Miller, and Spellman in favor, Commissioner Blizinski opposed, and Commissioners Nielsen and Kennedy absent.

Commissioner Blizinski left the room.

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

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Pepping seconded, that the Planning Commission acknowledge the environmental determination and approve the application for the project in the Public right of way adjacent to 600 Riverside Avenue with additional conditions:

The applicant shall obtain an encroachment permit from the Department of Public Works for all improvements to be located within the ROW.

Any equipment cabinet proposed to be located on a sidewalk shall be undergrounded in vaults subject to review and approval of the Department of Public Works.

The motion carried on a vote of 4-0-1-2, with Commissioners Pepping, Conway, Mesiti-Miller and Spellman in favor, none opposed, Commissioner Blizinski recused, and Commissioners Nielsen and Kennedy absent.

Commissioner Blizinski returned.

ACTION: Commissioner Conway moved, and Commissioner Pepping seconded, that he project in the Public right of way adjacent to 665 Chestnut

Street be continued to the meeting of October 6, 2016, due to the inadvertent omission from the posted agenda. The motion carried on a vote of 5-0-2, with Commissioners Pepping, Blizinski, Conway, Mesiti-Miller, and Spellman in favor, none opposed, and Commissioners Nielsen and Kennedy absent.

Commissioner Pepping left the meeting.

2. Amendments to Downtown Recovery Plan

The Planning Commission will consider making a recommendation to the City Council to accept the draft Downtown Recovery Plan Amendments for the purposes of beginning the environmental analysis in accordance with the California Environmental Quality Act (CEQA). (RP)

RECOMMENDATION: Hear presentation, hold public hearing to accept public comments, discuss item and by motion, recommend that the City Council accept the Draft Amendments to the Downtown Recovery Plan for the purposes of initiating the environmental analysis of the amendments.

Senior Planner Powers presented a brief staff report reviewing the history of this project and noted that tonight's meeting is to move the Downtown amendments forward for environmental review. He also emphasized that all the meetings in regard to this have been advertised and all materials are available on the City of Santa Cruz web site.

The Public Hearing was opened. Speaking from the audience:

- Kate Roberts, President of the Monterey Bay Economic Partnership;
- Ed Bailey;
- Gillian Greensiste
- Paul Martin;
- Jane Mueller;
- David Handloff;
- Elly Kadner;
- Barbara Lawrence;
- Candace Brown.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Need to move this item forward for environmental review;
- Acknowledgement of the public's concerns;
- Housing crisis;
- Reduction in width of passages to the river;
- Height and density;
- Design proposals.

ACTION: Commissioner Conway moved, and Commissioner Mesiti-Miller seconded, that the Planning Commission recommend that the City Council accept the Draft Amendments to the Downtown Recovery Plan for the purposes of initiating the environmental analysis of the amendments adding this sentence: For the purposes of environmental analysis, the top floor for development of the Front Street parcels along the Riverwalk shall be limited to 60% of the total site area for properties that include publicly accessible passageways to the Riverwalk as part of their development. The motion carried on a vote of 4-0-1-2 with Commissioners Conway, Mesiti-Miller, Spellman and Blizinski in favor, Commissioner Pepping recused, and Commissioners Kennedy 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

Assistant Director Khoury noted that the next meeting would feature a discussion of electric vehicle charging stations and that the agenda item at 630 Water Street recently heard by the Commission would be on next week's City Council agenda.

Items Referred to Future Agendas — None.

Adjournment — 9:35 pm

The next Planning Commission meeting will take place on October 6, 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.