



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, October 20, 2016
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.

Call to Order — 7:02 pm

Roll Call —

Present: Commissioners 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, E. Marlatt; Associate Planner, Clara Stanger, Recorder, M. Schwarb.
Audience: 17

Statements of Disqualification —

Commissioners Pepping and Nielsen disqualified themselves 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.

- John Bergwall urged that the Planning Commission meetings be televised.

Announcements — None.

Approval of Minutes — Minutes of August 18, 2016.

ACTION: The minutes of August 18, 2016 were APPROVED, with a minor correction, on a vote of 4-0-3, with Commissioners Blizinski, Kennedy, Nielsen and Mesiti-Miller in favor, none opposed and Commissioners Conway, Pepping and Spellman abstaining.

Public Hearings —

1. 400 Beach Street CP16-0114 APN 007-321-04
Special Use Permit, Design Permit, and Coastal Permit for two new amusement rides that exceed zoning district height standards at an amusement park in the CB /CZ-O Appeal zone district. (Environmental Determination: Categorical Exemption) (Santa Cruz Seaside Co., owner/filed 6/08/16) CS
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, Coastal Permit, and Design Permit based on the Findings in the staff report and the Conditions of Approval listed in Exhibit "A".

ACTION: The Planning Commission **ACKNOWLEDGED** the environmental determination and **APPROVED** the Special Use Permit, Coastal Permit, and Design Permit modifying Condition 14 to add that ride lights shall be turned off when the park is closed. The vote was 5-0-2, with Commissioners Blizinski, Kennedy, Mesiti-Miller, Conway and Spellman in favor, none opposed, and Commissioners Pepping and Nielsen recused.

2. 2015 Mission Street CP16-0146 APN 004-432-28
Design and Sign Permits to remodel an existing fast food restaurant (Burger King), including enlargement of the kitchen, reduction of the indoor dining area, and addition of a second drive-thru window, as well as exterior modifications and new signage on a property located in the CC/Mission Street Overlay zoning districts. (Environmental determination: Categorical Exemption)(HKM II, owner/filed 7/26/16) CS
RECOMMENDATION: That the Planning Commission open the public hearing, take testimony, and continue the Design Permit and Sign Permit for redesign.

ACTION: The Planning Commissioners **CONTINUED** the item for redesign to an indefinite date on a unanimous vote of 7-0.

General Business — None.

Informational Items — None.

No action shall be taken on these items.

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Subcommittee/Advisory Body Oral Reports —

No action shall be taken on these items.

- Chairperson's Report
- Planning Department Report

Assistant Director Khoury noted that next meeting will have the electric vehicle and bike parking amendments and the tiny houses discussion presented at the City Council meeting. He also mentioned that the Wharf Master Plan would be coming to the Commission soon for environmental review and that the Downtown Plan would be heard to move forward the environmental review at the meeting of October 25.

Commissioner Pepping asked about the possibility of televising Planning Commission meetings. Assistant Director Khoury stated that staff would return with a verbal report on the issue at a future date.

Items Referred to Future Agendas — None.

Adjournment — 9:05 pm

The next Planning Commission meeting will take place on November 3, 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.