



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, October 6, 2016
City Council Chambers, 809 Center Street

Call to Order — 7:00 pm

Roll Call —

Present: Commissioners J. Conway; C. Nielsen; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.
Absent: (with notice) Commissioners A. Blizinski; P. Kennedy.
Staff: Assistant Director, A. Khoury; Senior Planner, M. Ferry; Associate Planner, N. Concepcion; Recorder, M. Schwarb.
Audience: 25-30

Statements of Disqualification —

Chair Spellman disqualified himself from item one on the agenda.

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.

- Marilyn Garrett;
- Bruce Tanner;
- Julia Frick.

Announcements —None.

Approval of Minutes —

ACTION: Lacking a quorum, the minutes of August 18, 2016 will be presented for approval at a future meeting.

Commissioner Mesiti-Miller moved, and Commissioner Conway seconded approval of the minutes of September 15, 2016, as submitted. The motion carried on a vote of 4-0-1-2 with Commissioners Conway, Pepping, Mesiti-Miller and Spellman in favor, none opposed, Commissioner Nielsen abstaining, and Commissioners Blizinski and Kennedy absent.

Public Hearings –

Chair Spellman left the meeting prior to the hearing for Item 1.

1. **Adjacent to 665 Chestnut Street** CP16-0069 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunication facility in the public right-of-way adjacent to 665 Chestnut Street. (Environmental Determination: Categorical Exemption) (Jason Osborn for Crown Castle, filed 4/6/16) MF
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Administrative Use Permit, the Special Use Permit and the Design Permit based on the Findings in the staff report and the Conditions of Approval.

Commissioner Spellman left the meeting.

Senior Planner Ferry presented a brief staff report. Jason Osborne, representing Crown Castle, the applicant, introduced himself and was available for questions. Neil Olij, Engineer, of Hammett & Edison answered questions regarding elevation changes.

The Public Hearing was opened. Speaking from the audience:

- Julia Frick;
- Laura Smith;
- Jim Warner;
- Drew Lewis;
- Lydia Blanchard Vonder Muhll;
- Marilyn Garrett;
- Mudida Voigt.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Ground elevation calculations;
- Reporting of monitoring;
- Revision of zoning ordinance surrounding telecommunications;
- ADA access;
- Aesthetics;
- Prison Arts project concerns.

ACTION: Commissioner Pepping moved, and Commissioner Nielsen seconded, that the Planning Commission acknowledge the environmental determination and approve the Administrative Use Permit, the Special Use Permit and the Design Permit. The motion carried on a vote of 4-0-1-2 with Commissioners Conway, Mesiti-Miller, Pepping

and Nielsen in favor, none opposed, Chair Spellman recused, and Commissioners Blizinski and Kennedy absent.

Commissioner Spellman returned to the meeting

2. 338 Frederick Street CP16-0040 APN 011-092-62
APPEAL of Zoning Administrator's approval of Design Permit to legalize the conversion of an attached garage and enclosed deck to habitable space, and construct a two-story addition to an existing two-story single-family residence, a detached carport and a detached shed on a substandard lot in the R-1-5 zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (COLIN AND MARYANNE CAMPBELL owner/filed: 2/25/2016) NC
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and deny the appeal, thereby upholding the Zoning Administrator's approval of the Design Permit.

Assistant Director Khoury introduced Associate Planner Concepcion who presented the staff report. The appellants, Kennan and Karen Ward, spoke regarding their concerns with the project. Rose Giannetto, another appellant, also spoke with concerns. Maryanne Campbell, applicant for the project, spoke in defense of the modest changes proposed.

The Public Hearing was opened. Speaking from the audience:

- Jenny Evans;
- Jessie Cowan;
- Will Bachar;
- Rich Waters.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Window in the shed;
- Land use agreement;
- Lot coverage;
- Lot as condominium;
- Substandard lots;
- Setbacks;
- Exclusive use easement;
- Trees.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Pepping seconded, that the Planning Commission acknowledge the environmental determination and deny the appeal, thereby upholding

Action Minutes

the Zoning Administrator's approval of the Design Permit. The motion carried on a vote of 5-0-2 with Commissioners Conway, Nielsen, Mesiti-Miller, Pepping and Spellman in favor, none opposed and Commissioners Kennedy and Blizinski absent.

3. Two Ordinances Amending Zoning Ordinance Chapters 24.12, and 24.22 of the City of Santa Cruz Municipal Code and the City's Local Coastal Program.
RECOMMENDATION: That the Planning Commission recommend that the City Council approve two Ordinances updating Chapter 24.12 related to electric vehicle charging infrastructure and bicycle parking requirements of the City of Santa Cruz Municipal Code and the City's Local Coastal Program and Section 24.22 of the City of Santa Cruz Municipal Code updating associated definitions.

ACTION: Prior to hearing items 1 and 2 Commissioner Mesiti-Miller moved, and Commissioner Conway seconded, that the Planning Commission continue Item 3 to the November 3, 2016 meeting at 7:00 pm. The motion carried on a vote of 5-0-2 with Commissioners Conway, Nielsen, Pepping, Mesiti-Miller and Spellman in favor, none opposed, and Commissioners Kennedy and Blizinski absent.

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 City Council meeting on October 11, 2016 would feature a discussion of tiny houses and the next Planning Commission will include a Burger King drive-through and over height rides for the Seaside Company.

Items Referred to Future Agendas — None.

Adjournment — 9:05 pm.

The next Planning Commission meeting will take place on October 20, 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

[Action Minutes](#)

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.