



Agenda  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, December 1, 2016  
City Council Chambers, 809 Center Street

**Call to Order —**

**Roll Call —** Chair, P. Spellman; Vice-Chair, M. Mesiti-Miller; A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping.

**Statements of Disqualification —**

**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.*

**Announcements —**

**Approval of Minutes —** Minutes of May 7, 2015 and November 19, 2015

**Public Hearings —**

1.      2424 Mission Street                                      CP15-0220                                      APN 002-631-14  
Non-Residential Demolition Authorization, Design, Administrative Use, and Sign Permits to demolish a 32-room hotel and construct a new 60-room hotel in the CC (Community Commercial) and Mission Street Urban Design Overlay zone district. (Environmental determination: Categorical Exemption) (Praful Patel, owner/filed 12/23/15)      MF  
**RECOMMENDATION:**      That the Planning Commission conduct a public hearing, take testimony, and continue the item with specific direction for redesign.

**General Business —**

**Informational Items —**

*No action shall be taken on these items.*

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email [CityClerk@cityofsantacruz.com](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

**Subcommittee/Advisory Body Oral Reports —**  
*No action shall be taken on these items.*

- Chairperson's Report
- Planning Department Report

**Items Referred to Future Agendas —**

**Adjournment —**

The next Planning Commission meeting will take place on December 1, 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](http://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.