



[Action Agenda](#)  
**Planning Commission**  
**Regular Meeting**  
7:00 p.m. - Thursday, November 17, 2016  
City Council Chambers, 809 Center Street

Call to Order — 7:00

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; G. Pepping; Vice-Chair, M. Mesiti-Miller; Chair, P. Spellman.  
Staff: Director, J. Rebagliati; Principal Planner, E. Marlatt; Wharf Project Manager, N. Daly; Consultant, S. Strelow.  
Audience: 20±

Statements of Disqualification — None.

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 — Minutes of November 3, 2016.

**ACTION:**     The Minutes of November 3, 2016 were APPROVED, as submitted, on a vote of 7-0, with all Commissioners in favor and none opposed.

Public Hearings —

1. Ordinance Amendment City-wide  
Amendments to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code and the Local Coastal Implementation Plan regarding requirements for Accessory Dwelling Units in Chapter 24.12 Part 3: Off-Street Parking and Loading Facilities and Chapter 24.16 Part 2: Accessory Dwelling Units and Chapter 24.22 Definitions. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant)  
RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendments to the Zoning Ordinance relating to Accessory Dwelling Units with a finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity the general community welfare, and good zoning practice and that the amendments are in general conformance with the principles,

policies and land use designation set forth in the General Plan, Local Coastal Plan and any adopted area or specific plan which may be pertinent.

**ACTION:** The Planning Commission **RECOMMENDED** to the City Council approval of amendments to the Zoning Ordinance relating to Accessory Dwelling Units with a finding the said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity the general community welfare, and good zoning practice and that the amendments are in general conformance with the principles, policies and land use designation set forth in the General Plan, Local Coastal Plan and any adopted area or specific plan which may be pertinent. They made the following changes to the Amendments:

- Definition of “public transit” to include 30 minute headways;
- Clarifying that only detached second floor ADUs above an existing garage is allowed the five foot and rear yard setback. New two story structures need to conform to the 10 foot rear yard setback currently in existence.
- Clarified that the major access stairs, decks, entry doors and windows of an ADU need to face the interior of the lot.
- Cleaned up typos in the paragraphs involving owner occupancy provisions (page 6, paragraph d) and vacation rental prohibition (page 7, paragraph e)

2. Santa Cruz Wharf Master Plan APNs -Multiple  
The Wharf Master Plan creates a basis for policy and design guidance, investment decisions, and capital and economic development improvement programs. Capital improvements proposed by the Wharf Master Plan include the relocation of the entrance gates, the construction of a Welcome Center, the East Promenade, the Small Boat Landing, the South Landing, the Landmark Building at the end of the Wharf, the Events Pavilion where the Wharf bends to the southwest, and the Western Walkway. (Environmental Determination: Mitigated Negative Declaration) (City of Santa Cruz, applicant)  
**RECOMMENDATION:** That the Planning Commission recommend City Council adoption of the Mitigated Negative Declaration and adoption of the Master Plan.

**ACTION:** The Planning Commission **RECOMMENDED** that the City Council adopt the Mitigated Negative Declaration and the Master Plan on a vote of 7-0, with all commissioners in favor and none opposed.

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

Director Rebagliati noted there will be only one item on the next meeting agenda and that the meeting for December 15 might be cancelled.

**Items Referred to Future Agendas — None.**

**Adjournment — 10:50 pm**

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.