



Agenda  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. - Thursday, March 16, 2017**  
**City Council Chambers, 809 Center Street**

**Call to Order —**

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

**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 February 2, 2017 and February 16, 2017.

**Public Hearings —**

1.      1314 Ocean Street                      CP16-0226                      APN 008-242-21  
Appeal of the Zoning Administrator's approval of an Administrative Use Permit for a fast food restaurant (Dunkin Donuts) in the CC zone district. (Environmental Determination: Categorical Exemption) (Ocean Street Commons LLC, owner/filed: 11/22/16) MF  
**RECOMMENDATION:**      That the Planning Commission deny the appeal, upholding the Zoning Administrator's acknowledgment of the environmental determination and approval of the Administrative Use Permits based on the Findings in the staff report and Conditions of Approval in Exhibit "A".

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.

2. 1400 Ocean Street CP16-0222 APN 008-242-18  
Appeal of the Zoning Administrator's approval of an Administrative Use Permit for a fast food restaurant (The Habit) with outdoor seating in the CC zone district. (Environmental Determination: Categorical Exemption) (Bei-Scott Company LLC, owner/filed: 11/14/16) MF  
RECOMMENDATION: That the Planning Commission deny the appeal, upholding the Zoning Administrator's acknowledgment of the environmental determination and approval of the Administrative Use Permits based on the Findings in the staff report and Conditions of Approval in Exhibit "A".
  
3. 732 Riverside Avenue CP16-0231 APN 007-401-26  
Appeal of the Zoning Administrator's approval of an Administrative Use Permit and Design Permit for a 264 square foot addition to create a duplex on a parcel exceeding 5,500 square feet in the R-M zone district. (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) (Micah Posner, owner/filed: 11/23/16) MF  
RECOMMENDATION: That the Planning Commission deny the appeal upholding the Zoning Administrator's acknowledgment of the environmental determination and approval of the Administrative Use Permit and Design Permit based on the Findings in the staff report and with the Conditions of Approval listed as Exhibit "A".
  
4. 225 Meder Street CP17-0006 APN 002-272-01  
Residential Demolition Authorization Permit, Planned Development Permit, Minor Land Division, Design Permit, and Heritage Tree Removal Permit to demolish an existing single-family dwelling and to construct two duplexes mapped as townhouses on a parcel located in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (ROSS JAMES D & JENNY N, owner/filed: 1/5/2017) SH  
RECOMMENDATION: That the Planning Commission acknowledge the Categorical Exemption and approve the Residential Demolition Authorization Permit, Planned Development Permit, Minor Land Division, Design Permit, and Heritage Tree Removal Permit to demolish an existing single-family dwelling and to construct two duplexes mapped as townhouses within the R-1-5 zone district based on the findings listed in the staff report and the conditions listed in Exhibit "A".
  
5. **Continued from the Planning Commission meeting of 2/16/17**  
Ordinance Amendment City-wide  
Amendment to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code amending Chapter 24.16, Part 1 "Inclusionary Housing Requirements" of the City of Santa Cruz Municipal Code concerning inclusionary housing requirements for rental units with a subdivision map and elimination of provisions for declining and emerging markets in the City of Santa Cruz. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant). CB and RP

**RECOMMENDATION:** That the Planning Commission recommend to the City Council adoption of amendments to the Zoning Ordinance relating to inclusionary requirements concerning rental units with a subdivision map and provisions for declining and emerging markets with a finding that said amendments, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity, and 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.

### General Business —

### Informational Items —

*No action shall be taken on these items.*

### 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 is a Special Meeting on March 23, 2017 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.