



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, March 16, 2017
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 — 7:06 pm

Roll Call —

Present: Commissioners A. Blizinski; P. Kennedy; C. Nielsen; G. Pepping, P. Spellman; Chair, M. Mesiti-Miller.
Absent: (with notice) Vice-Chair, J. Conway.
Staff: Acting Director, A. Khoury; Senior Planner, M. Ferry; Associate Planner, S. Haschert; Housing Manager, C. Berg; Recorder, M. Schwarb.
Audience: 35 - 40.

Statements of Disqualification — Commissioner Blizinski recused herself from Item 3.

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 February 2, 2017 and February 16, 2017.

ACTION: The Minutes of February 2, 2017, were APPROVED with a slight addition on a vote of 5-0-1-1, with Commissioners Pepping, Blizinski, Nielsen, Spellman, Kennedy and Mesiti-Miller in favor, none opposed, Commissioner Pepping abstained and Commissioner Conway absent.

ACTION: The Minutes of February 16, 2017, were APPROVED, as submitted on a vote of 6-0-1 with Commissioners Pepping, Blizinski, Nielsen, Kennedy, Spellman and Mesiti-Miller in favor, none opposed and Commissioner Conway absent.

- The choker plan shall be reviewed and approved by Public Woks prior to installation.
- Revise the site plan to include the removal of the Tallow Room and replace with landscaping.
- Public works will review the plans to either remove or relocate if possible the street light across from residences on Glenwood.
- The landscape plan shall be revised to include Tristania trees at the Glenwood Avenue frontage.
- The landscape revisions shall include a planter box with trellising to support creeping fig to the right of Suite 1A.
- The site plan shall be revised to shift the outdoor seating area between the buildings and behind redwoods as detailed in presentation.
- The Management Plan shall apply to all uses on the project site.

The vote was 6-0-1 with Commissioners Blizinski, Nielsen, Kennedy, Pepping, Spellman and Mesiti-Miller in favor, none opposed, and Commissioner Conway absent.

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".

- ACTION:** The Planning Commission DENIED 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", with the addition of the following conditions:
- Revise the site plan to include a traffic calming choker on the north side of Glenwood Avenue east of the development. The choker shall include a no left turn sign to discourage cut through traffic.
 - The choker plan shall be reviewed and approved by Public Woks prior to installation.

- Revise the site plan to include the removal of the Tallow Room and replace with landscaping.
- Public works will review the plans to either remove or relocate if possible the street light across from residences on Glenwood.
- The landscape plan shall be revised to include Tristania trees at the Glenwood Avenue frontage.
- The landscape revisions shall include a planter box with trellising to support creeping fig to the right of Suite 1A.
- The site plan shall be revised to shift the outdoor seating area between the buildings and behind redwoods as detailed in presentation.
- The Management Plan shall apply to all uses on the project site.
- The odor control scrubber shown on the approved plans shall be installed in ventilation system.
- Outdoor seating shall close at 10:30.
- Staff to review outdoor seating after six months of operation and reduce hours if necessary.
- Revise the landscape plan to include solid wood fencing adjacent to the Colson Street right of way.

The vote was 5-1-1 with Commissioners Blizinski, Nielsen, Kennedy, Pepping, Spellman in favor, Commissioner Mesiti-Miller opposed, and Commissioner Conway absent.

Commissioner Blizinski recused herself and left the meeting for the following item.

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".

ACTION: The Planning Commission **DENIED** the appeal, upholding the Zoning Administrator's acknowledgement of the environmental determination and approval of the Administrative Use Permit and Design Permit based on the Finding in the staff report and with the Conditions of Approval listed as Exhibit "A" on a vote of 4-1-1-1, with Commissioners Spellman, Nielsen, Kennedy and Mesiti-Miller in favor, Commissioner Pepping opposed, Commissioner Blizinski recused and Commissioner Conway absent.

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.

ACTION: The Planning Commission **DENIED** a motion to recommend to the City Council the adoption of amendments to the Zoning Ordinance relating to inclusionary requirements concerning rental units with a subdivision map on a vote of 2-4-1, with Commissioners Kennedy and Blizinski in favor, Commissioners Spellman, Nielsen, Pepping and Mesiti-Miller opposed, and Commissioner Conway absent.

ACTION: The Planning Commission **APPROVED** a motion to recommend to the City Council that they do not adopt the proposed amendments to the Zoning Ordinance relating to inclusionary requirements concerning rental units with a subdivision map on a vote of 4-2-1, with Commissioners Nielsen, Spellman, Pepping and Mesiti-Miller in favor, Commissioners Blizinski and Kennedy opposed, and Commissioner Conway absent.

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

Items Referred to Future Agendas — None.

Adjournment — 11:17 pm

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. 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.