



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, April 20, 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 — 7:00 pm

Roll Call —

Present: Commissioners A. Blizinski; P. Kennedy; C. Nielsen; G. Pepping, P. Spellman; Vice-Chair, J. Conway.

Absent: (with notice) Commissioner Mesiti-Miller.

Staff: Acting Director, A. Khoury; Senior Planner, M. Ferry; Climate Action Coordinator, T. Wise-West; Recorder, M. Schwarb.

Audience: 30-35

Statements of Disqualification — None.

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.

- Barbara Bush;
- Marilyn Garrett;
- Julia Frick;
- Richard Buckingham.

Announcements — None.

Public Hearings —

1. **Adjacent to 115 Center Street CP16-0097 APN: NA**
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to 115 Center Street. (Environmental Determination: Categorical Exemption; Coastal Exclusion) (Jason Osborn for Crown Castle, filed 5/11/16) MF

Adjacent to 217 Chestnut Street CP16-0072 APN: NA
Administrative Use Permit, Special Use Permit and Design Permit for a telecommunication facility in the public right-of-way adjacent to 217 Chestnut

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Street. (Environmental Determination: Categorical Exemption; Coastal Exclusion) (Jason Osborn for Crown Castle, filed 4/6/16) MF

RECOMMENDATION: That the Planning Commission acknowledge the environmental determinations and approve the Administrative Use Permits, the Special Use Permits and the Design Permits based on the Findings in the staff report and the Conditions of Approval.

ACTION: A motion to deny the staff recommendation citing Findings 1, 2, 4 and 6 was defeated on a vote of 2-4-1 with Commissioners Spellman and Pepping in favor, Commissioners Blizinski, Kennedy, Nielsen and Conway opposed, and Commissioner Mesiti-Miller absent.

ACTION: The Planning Commission acknowledged the environmental determinations and approved the Administrative Use Permits, the Special Use Permits and the Design Permits based on the Findings in the staff report and the Conditions of Approval on a vote of 4-2-1 with Commissioners Blizinski, Kennedy, Nielsen and Conway in favor, Commissioners Spellman and Pepping opposed, and Commission Mesiti-Miller absent with the following addition to the Conditions of Approval: The applicant shall work with the Department of Public Works to find a possible location for the equipment cabinet to be placed in an underground Vault. The final location for the equipment cabinet is under the discretion of the Department of Public Works.

2. **Adjacent to 903 Seabright Avenue CP16-0246 APN: NA**
 Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 903 Seabright Avenue. (Environmental Determination: Categorical Exemption; Coastal Exclusion) (Kyle DeNardo for Verizon, filed 12/15/16) MF

Adjacent to 250 First Street CP15-0119 APN: NA
 Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 250 First Avenue. (Environmental Determination: Categorical Exemption; Coastal Exclusion) (Kyle DeNardo for Verizon, filed 8/5/15) MF

Adjacent to 232 Rankin CP16-0247 APN: NA
 Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 232 Rankin. (Environmental Determination: Categorical Exemption) (Kyle DeNardo for Verizon, filed 12/15/16) MF

Adjacent to 1125 Seabright Avenue CP16-0248 APN: NA
 Administrative Use Permit, Special Use Permit and Design Permit for a telecommunications facility in the public right-of-way adjacent to adjacent to 1125 Seabright Avenue. (Environmental Determination: Categorical Exemption) (Kyle DeNardo for Verizon, filed 12/15/16)MF

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RECOMMENDATION: That the Planning Commission acknowledge the environmental determinations and approve the Administrative Use Permits, the Special Use Permits and the Design Permits based on the Findings in the staff report and the Conditions of Approval.

ACTION: A motion to approve the projects tied on a vote of 3-3-1 with Commissioners Blizinski, Kennedy and Conway in favor, Commissioners Spellman, Pepping and Nielsen opposed and Commissioner Mesiti-Miller absent.

ACTION: A motion to continue the items until a peer review of coverage could be obtained was defeated on a vote of 2-4-1 with Commissioners Blizinski and Nielsen in favor, Commissioners Pepping, Spellman, Kennedy and Conway opposed, and Commissioner Mesiti-Miller absent.

ACTION: Due to a stalemate, the items were automatically Continued to the next Planning Commission meeting of May 4, 2017 at 7:00 pm in the City Council Chambers.

3. 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 acknowledge the environmental determination and approve the Demolition Authorization and the Design, Administrative Use, and Sign Permits subject to the findings in the staff report and the Conditions of Approval.

ACTION: The Planning Commission acknowledged the environmental determination and approved the Demolition Authorization and the Design, Administrative Use, and Sign Permits subject to the findings in the staff report and the Conditions of Approval with the following changes to the Conditions of Approval:

- Eliminate Condition 33;
- Add: All exterior lighting shall be shielded and efforts shall be made to minimize up lighting on the back of the building.

The vote was 6-0-1 with Commissioners Pepping, Blizinski, Kennedy, Spellman, Nielsen and Conway in favor and Commissioner Mesiti-Miller absent.

4. Climate Action Plan Annual Progress Report

ACTION: No action was taken on the report.

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 — 11:30 pm

The next Planning Commission meeting is scheduled for May 4, 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.