



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, May 4, 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 — 7:05 pm

Roll Call —

Present: Commissioners P. Kennedy; C. Nielsen; G. Pepping, P. Spellman; Vice-Chair, J. Conway; Chair, M. Mesiti-Miller.
Absent: (with notice) A. Blizinski.
Staff: Acting Director, A. Khoury; Principal Planner, E. Marlatt; Principal Planner, Ron Powers; Senior Planner, Mike Ferry; Senior Planner, R. Bane; Recorder, M. Schwarb.
Audience: 40 +

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.*

➤ Marilyn Garrett.

Announcements — None.

Consent Agenda —

Items on the consent agenda are considered to be routine in nature and will be acted upon in one motion. Specific items may be removed by members of the Planning Commission or members of the public for separate consideration and discussion. Items removed will be considered in the order they appear on the agenda.

1. **336 Harbor Drive** **CP17-0047** **APN 011-092-52**
Slope Variance and Coastal Permit to replace an existing retaining wall on a slope exceeding 50% on a parcel in the R-1-5/CZ-O/SP-O zone district. (Environmental Determination: Categorical Exemption) (Pete Card, owner/filed 3/14/17) CS
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

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RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Slope Variance and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A."

ACTION: The Planning Commission acknowledged the environmental determination and approved the Slope Variance and Coastal Permit based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A" on a vote of 6-0-1 with Commissioners Conway, Kennedy, Nielsen, Spellman, Pepping and Mesiti-Miller in favor, none opposed, and Commissioner Blizinski absent.

Public Hearings —

This item was continued from the meeting of 4/20/17.

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

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 listed in Exhibit "A."

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 listed in Exhibit "A" on a vote of 4-2-1 with Commissioners Conway, Kennedy, Nielsen and Mesiti-Miller in favor, Commissioners Pepping and Spellman opposed and Commissioner Blizinski absent and with the following addition to Condition 30:

- If vaulting is not possible as determined by the Department of Public Works consider clustering equipment cabinets in one location and adjacent to any existing cabinets.

3. 2015 Mission Street CP16-0146 APN 004-432-28
Design and Sign Permits to remodel an existing fast food restaurant (Burger King), including enlargement of the kitchen, reduction of the indoor dining area, and addition of a second drive-thru window, as well as exterior modifications and new signage on a property located in the CC/Mission Street Overlay zoning districts. (Environmental Determination: Categorical Exemption) (HKM II, owner/filed 7/26/16) CS
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Design Permit and Sign Permit based on the Findings in the staff report and the Conditions of Approval listed in Exhibit "A."

ACTION: The Planning Commission acknowledged the environmental determination and approve the Design Permit and Sign Permit based on the Findings in the staff report and the Conditions of Approval listed in Exhibit "A" on a vote of 6-0-1 with Commissioners Pepping, Kennedy, Spellman, Nielsen, Conway and Mesiti-Miller in favor, none opposed, and Commissioner Blizinski absent. They made the following changes to Conditions 17, 18 and 19 as follows:

- 17. Final building permit plans shall show the Mission Street curb cut reduced to a width of 16 feet and converted to an entrance-only driveway. The reduced curb cut shall be located at the southern end of the existing curb cut. The landscaping strip along Mission Street shall be extended to the northern end of the reduced curb cut with a pork chop directing exiting traffic to Younglove subject to approval by Public Works. Complete planting and irrigation plans shall be submitted for the new landscape strip.
- 18. Final building permit plans shall show additional articulation on the Mission Street elevation with a design that creates visual balance subject to approval of the Zoning Administrator.
- 19. Final building permit plans shall show conversion of site plan parking spot #20 and nearby areas to an outdoor eating area. Plans

shall show proposed tables, seating, trash/recycling receptacles, and fencing.

4. 550 2nd Street CP16-0149 APN 007-152-01
Commercial Demolition Authorization Permit to demolish a 20-room hotel and Design, Coastal Permit, and Special Use Permit to construct a 60-room hotel in the R-T(B) zone district. (Environmental Determination: Categorical Exemption) (PATEL BHAGUBHAI B & S B TRUSTE, owner/filed: 7/28/2016)RB
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Nonresidential Demolition Authorization Permit, Design Permit, Coastal Permit, and Special Use Permit based on the Findings listed in the staff report and the Conditions of Approval in Exhibit "A".

ACTION: The Planning Commission acknowledged the environmental determination and approved the Nonresidential Demolition Authorization Permit, Design Permit, Coastal Permit, and Special Use Permit based on the Findings listed in the staff report and the Conditions of Approval in Exhibit "A" on a vote of 6-0-1 with Commissioners Spellman, Kennedy, Conway, Nielsen, Pepping and Mesiti-Miller in favor, none opposed, and Commissioner Blizinski absent.

5. 140 Dubois CP17-0007 APN 001-171-12
Major Modification of Special Use Permit 04-0269 for a medical marijuana dispensary to expand by 3,500 square feet to allow on site cultivation within an existing building in the IG zone district. (Environmental Determination: Categorical Exemption) (Khalil Moutawakkil, filed 1/9/17) MF
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Major Modification based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A".

ACTION: The Planning Commission acknowledged the environmental determination and approved the Major Modification based on the findings listed in the staff report and the Conditions of Approval listed in Exhibit "A" on a vote of 6-0-1 with Commissioners Spellman, Kennedy, Conway, Nielsen, Pepping and Mesiti-Miller in favor, none opposed, and Commissioner Blizinski absent.

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6. 2018-2020 Capital Improvement Program Consistency with the General Plan and the Climate Action Plan.

RECOMMENDATION: That the Planning Commission by motion find the 2018-2020 proposed Capital Improvement Program consistent with the General Plan (GP 2030) and Climate Action Plan (CAP)

ACTION: The Planning Commission found the 2018-2020 proposed Capital Improvement Program consistent with the General Plan (GP 2030) and Climate Action Plan (CAP) on a vote of 6-0-1 with Commissioners Spellman, Kennedy, Conway, Nielsen, Pepping and Mesiti-Miller in favor, none opposed, and Commissioner Blizinski absent.

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 — 12:10 am

The next Planning Commission meeting is scheduled for May 18, 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.