



Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. - Thursday, June 1, 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 — 7:02 pm

Roll Call —

Present: Commissioners P. Kennedy; P. Spellman; G. Pepping; Vice-Chair, J. Conway; Chair, M. Mesiti-Miller.
Absent (with notice) Commissioners C. Nielsen, and A. Blizinski.
Staff: Acting Director, A. Houry; Principal Planner, R. Powers; Principal Planner, E. Marlatt; Associate Planner, S. Haschert; Housing Manager, C. Berg; Recorder, M. Schwarb.
Audience: 70±

Statements of Disqualification — Commissioner Spellman recused himself from item 2.

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.

Public Hearings —

This item was continued from the May 18, 2017 agenda.

1. 160 Belmont CP16-0205 APN 008-141-74
Tentative Map to subdivide a tenant in common cooperative ownership development into five condominium lots on one common lot in the RL zone district. (Environmental Determination: Categorical Exemption) (BAMBOO COURT HOA, filed 10/13/16) MF
RECOMMENDATION: That the Planning Commission continue this Item to the June 15, 2017 agenda.

ACTION: The Planning Commission CONTINUED the item indefinitely on a vote of 5-0-2 with Commissioners Spellman, Kennedy, Pepping, Conway and Mesiti-Miller in favor, none opposed and Commissioners Nielsen and Blizinski absent.

2. 437 High Street CP16-0240 APN's 006-081-36, -07
Non-summary easement vacation of public utility easement/right of way at the frontage of the property at 437 High Street, located within the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (WYLAND SETH ROBERT & BETH ANNY PLEVY, owner/filed 12/12/16) SH
RECOMMENDATION: That the Planning Commission recommend to the City Council approval of the Easement Vacation.

ACTION: The Planning Commission recommended City Council APPROVAL of the Easement Vacation on a vote of 4-0-1-2 with Commissioners Pepping, Kennedy, Conway and Mesiti-Miller in favor, none opposed, Commissioner Spellman recused and Commissioners Nielsen and Blizinski absent.

3. 708, 712, 718 Water Street CP16-0126 APN's 010-031-58, -63, -73
Lot Line Adjustment, Residential and Non-Residential Demolition Authorization Permits, Design Permit, and Special Use Permit to combine three parcels, demolish residential and commercial buildings, and to construct a 41-unit, 100% affordable rental housing development with 8 units reserved for developmentally disabled housing in the C-C Zone District. This application includes a request for a Fee Waiver. (Environmental Determination: Categorical Exemption) (For the Future Housing, Inc., owner/filed 6/30/16) SH
RECOMMENDATION: That the Planning Commission recommend to the City Council acknowledgement of the Categorical Exemption and approval of a Residential and Nonresidential Demolition Authorization Permits, Lot Line Adjustment, Design Permit, and Special Use Permit to demolish three commercial buildings and three residences and to construct a mixed-use, 41-unit, 100% affordable apartment building with eight units reserved for individuals with developmental disabilities, based on the findings listed below and the conditions listed in Exhibit "A".

ACTION: The Planning Commission recommended to the City Council acknowledgement of the Categorical Exemption and approval of a Residential and Nonresidential Demolition Authorization Permits, Lot Line Adjustment, Design Permit, and Special Use Permit to demolish three commercial buildings and three residences and to construct a mixed-use, 41-unit, 100% affordable apartment building with eight units reserved for individuals with developmental disabilities, based on the findings in the staff report and the conditions listed in Exhibit "A" with the following changes to the conditions:

17. Plans submitted for building permit issuance shall show the bike parking storage area relocated to an interior space and shall replace the use with a pedestrian-oriented use to activate this corner of the building adjacent to Water Street.

18. Landscaping P plans submitted for building permit issuance shall show the planting of trees within the planting areas at the carport, and planting areas Planter boxes along the Water Street frontage sidewalk shall be a minimum of three-feet in height.
20. Prior to building permit issuance, the following design revisions shall be shown on the plans and shall be reviewed and accepted by Planning Staff:
 - (a) Further design consideration shall be given to the use of the open space area at the front of the parcel.
 - (b) Further design consideration shall be given to stepping back the building at the fourth floor.
 - (c) Additional design consideration shall be given to the location of awnings and their effectiveness, particularly on the front and west elevations.
 - (d) Plans shall clearly indicate that the ground floor windows facing Water Street shall be clear glass.
21. Divided light windows may be simulated divided light; however, the grills/mullions shall not be located between glass panes.
24. Landscape and irrigation plans shall be submitted at the time of the building permit application and will be reviewed by both the Planning Department and Water Department. The landscape and irrigation plans shall demonstrate compliance with all requirements of the City's Water-Efficient Landscaping Ordinance in Chapter 16.16 of the Santa Cruz Municipal Code or state water efficiency requirements, whichever is more restrictive, prior to issuance of the building permit.
- ~~41. Plans submitted for building permits shall demonstrate compliance with Stormwater Best Management Practice (BMP) and Low Impact Development (LID) requirements for single family residential dwelling projects contained in "Chapter 6 of the Best Management Practices Manual for the City's Storm Water Management Program" dated October 2011. At a minimum, downspouts shall be disconnected from underground pipes or prohibited from directly flowing onto impervious surfaces and instead be redirected to landscaping or bioswales. Porvius walkway surfaces and driveways shall be installed where possible. Show all implemented LID measures on the plans.~~
41. Plans shall comply with Chapter 6B of the City's Best Management Practices Manual Storm Water BMPs for Private and Public Development Projects (available at www.cityofsantacruz.com/LID). For a site creating and/or replacing over 15,000 square feet of impervious area, the

requirements include site design, water quality treatment and runoff retention. The following documentation shall be submitted to demonstrate compliance with the requirements: (1) a completed Storm Water and Low-Impact Development BMP Requirement Worksheet (see Appendix A), (2) a draft Storm Water Control Plan (SWCP) following the guidance in Chapter 6B. The stormwater control plan must demonstrate that runoff from all impervious areas of the site is adequately treated and that retention of the 95th percentile 24hr storm is accommodated onsite. The SWCP and grading and drainage plans shall adequately account for and accommodate offsite drainage that flows onto the site.

51. Prior to issuance of a demolition permit, the applicant shall comply with the provisions of Section 24.08.1325 of the Zoning Ordinance to obtain a special inspection and advertise an offer to move the residential structures, if deemed feasible. If the residential structure at 708 Water Street cannot be relocated, the applicant shall work with a professional deconstruction company to salvage materials to the maximum extent possible prior to issuance of a demolition permit.

52. The manager of the building shall make available to the tenants a minimum of 10 bus passes monthly if the parking program fails.

The vote was 5-0-2 with Commissioners Kennedy, Conway, Pepping, Spellman and Mesiti-Miller in favor, none opposed, and Commissioners Blizinski and Nielsen absent.

4. Ordinance Amendment - Ordinance of the City of Santa Cruz amending Chapter 24.16, Part 3 "Density Bonus Provisions for Residential Units" City-Wide

Amendment to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code amending Chapter 24.16, Part 3 "Density Bonus Provisions for Residential Units" modifying residential density bonus requirements to comply with State law. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant)

RECOMMENDATION: That the Planning Commission recommend to the City Council adoption of amendments to the Zoning Ordinance relating to Density Bonus Provisions for Affordable Residential Units and other relevant Sections in conformance with the proposed changes to Title 24, 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 recommended to the City Council adoption of amendments to the Zoning Ordinance relating to Density Bonus Provisions for Affordable Residential Units and other relevant Sections in conformance with the proposed changes to Title 24, 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. They also wanted staff to provide information to the City Council on potential policy options for discussion that could be considered within the ordinance that might involve developing guidelines for use of the ordinance and consideration of elements within the ordinance not required by the state that might make it more user friendly.

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

Acting Director Khoury noted that the next Council Meeting will include an appeal of the Hampton Inn hotel and the following meeting will have an appeal of the 550 Second Street hotel and 708 Water St. will be on the last City Council agenda of June. He added that the June 15th meeting will be devoted to the Downtown Recovery Plan and the Special Meeting of June 29 will be entirely about Short Term Vacation Rentals and the July 6 meeting will focus again on the Corridor Plan.

Items Referred to Future Agendas — None.

Adjournment — 11:15 pm

The next Planning Commission meeting is scheduled for June 15, 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.