



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".

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.

**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 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](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.