



Agenda  
**Planning Commission**  
**Regular Meeting**  
**7:00 p.m. - Thursday, May 18, 2017**  
**City Council Chambers, 809 Center Street**

**Call to Order —**

**Roll Call —** Chair, M. Mesiti-Miller; Vice-Chair, J. Conway; Commissioners A. Blizinski; P. Kennedy; C. Nielsen; G. Pepping, P. Spellman.

**Statements of Disqualification —**

**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.*

**Announcements —**

**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. 701 Mission St CP16-0212 APN 006-412-12**  
Special Use Permit to allow for a midwife office/labor center to operate between the hours of 9:00 p.m. and 7:00 a.m. in a commercial building located in the PA Zone District. (Environmental Determination: Categorical Exemption) (DOST FRANK M & LAURA M TRUSTEE, owner/filed 10/27/2016) MF  
**RECOMMENDATION:** That the Planning Commission acknowledge the environmental determination and approve the Special Use Permit based on the Findings in the staff report and Conditions of Approval in Exhibit "A".

The City of Santa Cruz does not discriminate against persons with disabilities. Out of consideration for people with chemical sensitivities, we ask that you attend fragrance free. Upon request, the agenda can be provided in a format to accommodate special needs. Additionally, if you wish to attend this public meeting and will require assistance such as an interpreter for American Sign Language, Spanish, or other special equipment, please call the City Clerk's Department at 420-5030 at least five days in advance so that we can arrange for such special assistance, or email [CityClerk@cityofsantacruz.com](mailto:CityClerk@cityofsantacruz.com). The Cal-Relay system number: 1-800-735-2922.

## Public Hearings —

2. 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 1<sup>st</sup> agenda.

## General Business —

3. Corridor Rezoning A15-007 City-wide  
A review of the draft zoning code. Includes parcels fronting or in proximity to Ocean, Water and Mission Streets and Soquel Avenue. (CityFiled: 3/15/2015) MK  
RECOMMENDATION: That the Planning Commission hear the presentation, accept public comment, discuss the zoning code and provide specific code language changes and direction.

## 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 a Special Meeting scheduled for May 25, 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.