



Action Minutes
Planning Commission
Regular Meeting
7:00 p.m. - Thursday February 2, 2017
City Council Chambers, 809 Center Street

Call to Order — 7:00 p.m.

Roll Call —

Present: Commissioners A. Blizinski; J. Conway; P. Kennedy; C. Nielsen; M. Mesiti-Miller; Chair, P. Spellman.
Absent: Commissioner G. Pepping.
Staff: Director, J. Rebagliati; Assistant Director, A. Khoury; Housing Manager, C. Berg; Recorder, M. Schwarb.
Audience: 3

Statements of Disqualification — None.

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.

Election of new Chair and Vice Chair —

ACTION: Commissioner Nielsen nominated Commissioner Mesiti-Miller as Chair. Commissioner Mesiti-Miller was elected Chair on a vote of 6-0-1 with Commissioners Conway, Nielsen, Blizinski, Kennedy, Spelling and Mesiti-Miller in favor, none opposed, and Commissioner Pepping absent.

ACTION: Chair Mesiti-Miller nominated Commissioner Pepping as Vice-Chair. Commissioner Kennedy nominated Commissioner Conway as Vice-Chair. Commissioner Conway was elected Vice-Chair on a vote of 5-1-1 with Commissioners Conway, Nielsen, Blizinski, Kennedy, and Spelling in favor, Commissioner Mesiti-Miller voting for Commissioner Pepping.

Approval of Minutes — Minutes of December 1, 2016 and January 5, 2017.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded, approval of the Minutes of December 1, 2016, as submitted. The motion carried on a vote of 6-0-1 with Commissioners Conway, Nielsen, Kennedy, Blizinski, Spellman and Mesiti-Miller in favor, none opposed, and Commissioner Pepping absent.

ACTION: Commissioner Nielsen moved, and Commissioner Blizinski seconded, approval of the Minutes of January 5, 2017, as submitted. The motion carried on a vote of 4-0-2-1 with Commissioners Conway, Nielsen, Blizinski, and Mesiti-Miller in favor, none opposed, Commissioners Kennedy and Spellman abstaining and Commissioner Pepping absent.

Public Hearings —

- 1. Ordinance Amendment** **City-wide**
Amendment to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code amending Chapter 24.16, Part 1 "Inclusionary Housing Requirements" of the City of Santa Cruz Municipal Code concerning inclusionary housing requirements for rental units with a subdivision map and elimination of provisions for declining and emerging markets in the City of Santa Cruz. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant). CB and RP
RECOMMENDATION: That the Planning Commission recommend to the City Council adoption of amendments to the Zoning Ordinance relating to inclusionary requirements concerning rental units with a subdivision map and provisions for declining and emerging markets 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.

Housing Manager Berg gave a brief staff report.

The Public Hearing was opened. Speaking from the audience:

- Sibley Simon,
- Robert Singleton.

The Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

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- When the Inclusionary Ordinance was written;
- How many inclusionary units have been created;
- Keyser-Marston study;
- Developer profit;
- Delaware addition;
- Palmer case;
- History of the ordinance;
- Other municipalities response;
- Clean up item;
- Need for City Attorney to review;
- Delay until the entire ordinance is revised;
- Planned profit;
- Exempting projects already in the submittal process.

ACTION: Commissioner Conway moved, and Commissioner Kennedy seconded, that the Planning Commission recommend that the City Council adopt amendments relating to inclusionary requirements concerning rental units adding a provision for a consultation with the City Attorney and Consultant for additional information and that projects currently in process would not be subject to the amendment. The motion was defeated due to a tie vote of 3-3-1 with Commissioners Blizinski, Conway and Kennedy in favor and Commissioners Mesiti-Miller, Nielsen and Spellman opposed, and Commissioner Pepping absent.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded that the Planning Commission continue this item to the meeting of February 16, 2017 at 7:00 p.m. The motion carried on a vote of 5-1-1, with Commissioners Conway, Kennedy, Spelling, Mesiti-Miller and Nielsen in favor, Commissioner Blizinski opposed, and Commissioner Pepping absent.

2. **Ordinance Amendment** **City-wide**
 Amendment to Title 24 (Zoning Ordinance) of the Santa Cruz Municipal Code amending Section 24.08.1380 of Title 24, Chapter 24.08, Part 14 "Residential Demolition/Conversion Authorization Permits" of the City of Santa Cruz Municipal Code clarifying exceptions to the ordinance concerning relocation assistance and replacement housing requirements in the City of Santa Cruz. (Environmental Determination: Exempt from CEQA) (City of Santa Cruz, applicant). AK

RECOMMENDATION: That the Planning Commission recommend to the City Council approval of amendment to the Zoning Ordinance clarifying exceptions to the residential demolition/conversion authorization ordinance with a finding that said amendment, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity the general community welfare, and good zoning practice and that the amendment is in general conformance with the principles, policies and land use designation

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set forth in the General Plan, Local Coastal Plan and any adopted area or specific plan which may be pertinent.

Assistant Director Khoury presented a short staff report.

The Public Hearing was opened. No one wished to speak and the Public Hearing was closed.

The Commissioners asked questions and made comments regarding:

- Who makes the determination regarding maintenance;
- Rental inspections.

ACTION: Commissioner Mesiti-Miller moved, and Commissioner Kennedy seconded that the Planning Commission recommend that the City Council approve the amendment to the Zoning Ordinance clarifying exceptions to the residential demolition/conversion authorization ordinance with a finding that said amendment, in accordance with Zoning Ordinance Section 24.06.040, serve and further the public necessity the general community welfare, and good zoning practice and that the amendment is 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. The motion carried on a vote of 6-0-1 with Commissioners Kennedy, Nielsen, Blizinski, Conway, Mesiti-Miller and Spellman in favor, none opposed, and Commissioner Pepping absent.

General Business —

Commissioner Mesiti-Miller thanked Chair Spellman for his work throughout the year.

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

Director Rebagliati thanked the Commissioners for their good work and said good-by as this would be her last meeting. Assistant Director Khoury noted that the March 2, 2017 meeting was likely to be cancelled and that the March 16 meeting would have three appeals. He also polled the Commissioners for their availability for a special meeting March 23 or 30.

Items Referred to Future Agendas — None.

Adjournment — 8:35 p.m.

The next Planning Commission meeting is scheduled for February 16, 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.