

Subdivision Ordinance vacancy rate requirements in the RL zone district, based on the findings listed in the attached draft resolution and the Conditions of Approval attached as Exhibit A.

2. 230 Alta Vista Dr. CP17-0028 APN 002-161-38
Slope Variance to reconstruct a single family residential deck over a slope exceeding 30% in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (Joseph and Janet Platin, filed 2/13/17) RG
RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Slope Variance based on the Findings listed in the staff report and the Conditions of Approval listed in Exhibit "A."

Public Hearings —

3. 1191 Water Street AUP/DP 83-244 APN-009-243-27
Public Hearing to consider Revocation or Modification of Administrative Use Permit and Design Permit 83-244 for an auto repair shop use (*Precision Mercedes*) as per Condition No. 3.(Owner (Environmental Determination: Categorical Exemption) NC
RECOMMENDATION: That the Planning Commission revoke Administrative Use Permit and Design Permit 83-244 which established an auto repair shop with the findings contained in the staff report.
4. Amendment to Municipal Code Title 24, Zoning Related to Short Term Rentals City-Wide
Amendment to Municipal Code Section 24.12, Community Design, to establish a new Part 18, Short Term Rentals regulations and standards. (Environmental Determination: Exempt pursuant to CEQA Section 15061(b) 3, General Rule.)
RECOMMENDATION: That the Planning Commission review proposed draft ordinance amendments regulating Short-Term Rentals, receive public comment, find that the proposed ordinance amendments are exempt from CEQA and forward an affirmative recommendation to the City Council on the proposed ordinance.

General Business —

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 August 3, 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.