



Planning Commission
Regular Meeting
7:00 p.m. – Thursday, August 6 – 2009
City Council Chambers, 809 Center Street

Call to Order —

Roll Call — Rod Quartararo, Chair; Scott Daly; David Foster; Larry Kasparowitz;
Bill Schultz; Mari Tustin; Judy Warner

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 —

Approval of Minutes — June 18, 2009 and July 2, 2009

Public Hearings —

- 1. 2956 Mission St., Ext. 09-067 APN 002-691-03**
Planned Development, Design, Coastal, and Administrative Use Permits for a new 86-room hotel with underground parking in the IG/CZO zone district. (Environmental Determination: Negative Declaration) (Encinal Partnership I, owner/filed: 5/4/09) DL
This project requires a Coastal Permit which is not appealable to the California Coastal Commission.
RECOMMENDATION: That the Planning Commission recommend that the City Council adopt the Mitigated Negative Declaration and approve the Planned Development, Design, Coastal and Administrative Use Permits, based on the Findings listed in the attached draft City Council resolution and the Conditions of Approval listed in Exhibit "A".

General Business —

- 2. North Pacific Ground Floor Retail Ordinance Amendment.**
RECOMMENDATION: That the Planning Commission direct staff to prepare a text amendment to the Downtown Recovery Plan allowing ground floor office uses on North Pacific Avenue.

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 (R. Quartararo)
- Planning Department Report

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting will take place on August 20, 2009 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.ci.santa-cruz.ca.us. 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 dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee.