



Planning Commission
Regular Meeting
7:00 p.m. – Thursday, March 5 – 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 — February 5, 2009

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. 906 Laurent St. 07-210 APN 006-341-14**
Appeal of the Zoning Administrator's approval of a Residential Demolition Authorization Permit, Design Permit and Slope Modification Permit to demolish an existing dwelling and construct a 2½-story, 5,430 square foot dwelling within 12 feet of a 30 percent slope in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (S. Baker, owner/filed: 12/20/07) **NOTE: Since the appeal was filed, the applicant has withdrawn this proposal.** MF
RECOMMENDATION: That the Planning Commission acknowledge the appeal and accept the applicant's withdrawal of the approved Residential Demolition Authorization, Design and Slope Modification Permits.

Items Removed from the Consent Agenda —

Public Hearings —

- 2. 215 Beach St. 06-004 APN 005-213-02, 03**
Environmental Impact Report, General Plan/Local Coastal Plan/Program Amendment, Zoning Ordinance Amendment, Planned Development Permit, Coastal Permit, Design Permit, Special Use Permit, Residential Demolition Authorization Permit, Development Agreement and Tentative Subdivision Map for “La Bahia” Hotel Project – Demolition of an existing 44-unit apartment complex building listed on the City Historic Building Survey and construction of a 125-room hotel with a restaurant, meeting space, and a partially underground garage in the RTC/HO/CZ/SPO zoning district. (Environmental Determination: EIR) (Barry Swenson Builders, owner/filed: 1/6/06) DL
This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.
- RECOMMENDATION: That the Planning Commission recommend to the City Council:**
- **Resolutions certifying Final EIR, and adopting Findings of Fact and Statement of Overriding Considerations; and**
 - **Approval of the General Plan/Local Coastal Plan and zoning amendments; and**
 - **Approval of the Planned Development, Coastal, Design, Special Use, and Residential Demolition Authorization Permits, Development Agreement and Tentative Subdivision Map for Revised Alternative 3A, based on the findings and conditions of approval included in the attached Draft resolution and ordinances.**

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 (R. Quartararo)
- Planning Department Report

Items Referred to Future Agendas —

Adjournment —

The next Planning Commission meeting will take place on March 19, 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.