



Planning Commission
Regular Meeting
7:00 p.m. – Thursday – July 2, 2009
City Council Chambers, 809 Center Street

Call to Order

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

Oral Communications —

The Chair may announce and set time limits at the beginning of each agenda item.

Announcements — *No action shall be taken on these items.*

Public Hearings —

Old Business (Continued from the Planning Commission meeting of June 18, 2009)

- 1. 145 Bayona Dr. 09-021 APN 002-161-66**
Variance to slope regulations to recognize development adjacent to 30 percent slopes on property within the R-1-5 zone district. (Environmental Determination: Negative Declaration) (G. J. Lewis, owner/filed: 2/13/09) MA
RECOMMENDATION: That the Planning Commission ADOPT the Negative Declaration and APPROVE the Slope Variance Permit.

New Business

- 2. 101 Manor Place 09-065 APN 004-283-32**
Design and Special Use Permits to construct a second unit on a corner lot; Variance to create a duplex as an addition rather than a new structure; Conditional Fence Permit to allow a six-foot high fence in an exterior side yard and an eight-foot high fence in a rear yard; and Conditional Driveway Permit to construct a one-car stand-alone driveway in the R-1-5/CZ-O zone district (Patricia Wood, owner/filed: 4/29/09) (Coastal Permit Exclusion) (Environmental Determination: Categorical Exemption) JL
RECOMMENDATION: That the Planning Commission ACKNOWLEDGE the environmental determination and APPROVE the Special Use Permit, Design Permit, Variance, Conditional Driveway Permit, and Conditional Fence Permit.
- 3. 250 California St. 09-074 APN 004-061-05**
Major Modification to Special Use Permit (SUP #81-124) which established a private elementary school (Spring Hill School) on a property developed with a church in the R-1-5 zone district, to expand school by adding seventh and eighth grade classes in former office spaces, and increase enrollment. (Environmental Determination: Categorical Exemption) (United Methodist Church, owner/filed: 5/11/09) NC
RECOMMENDATION: That the Planning Commission ACKNOWLEDGE the environmental determination and APPROVE the Major Modification to Special Use Permit 81-124.

General Business — None

Information 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 **July 16, 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.