

CITY OF SANTA CRUZ  
City Hall  
809 Center Street  
Santa Cruz, California 95060



## PLANNING COMMISSION

Regular Meeting  
ACTION SUMMARY  
November 30, 2023

**7:00 P.M. GENERAL BUSINESS AND MATTERS OF PUBLIC INTEREST, COUNCIL CHAMBERS**

**Call to Order**-The meeting was called to order at 7:00 p.m.

**Roll Call**-Commissioners Conway, Dawson, Gordon, McKelvey, Polhamus, and Kennedy were present. Commissioner Maxwell was absent with notification.

**Statements of Disqualification**-None.

**Oral Communications**-The following members of the public addressed the Commission: Frank Barron, Susan Monheit.

### **Approval of Minutes**

1. Approval of the Minutes of November 2, 2023, and November 16, 2023.

**MOTION:** Motion made by Commissioner Polhamus, seconded by Commissioner Dawson to approve the minutes of November 2, 2023, and November 16, 2023.

**ACTION:** The motion passed by the following vote:

**AYES:** Conway, Dawson, Gordon, McKelvey, Polhamus, and Kennedy

**NOES:** None

**ABSENT:** Maxwell

### **Public Hearings**

2. 900 High Street Project Number: CP22-0164 Assessor's Parcel Number: 001-022-40 Appeal of the Zoning Administrator Decision on the project at 900 High

Street involving a Minor Land Division, Design Permit, Slope Development Permit, Density Bonus Request, and Heritage Tree Removal Permit to divide a lot into two lots and construct a 40 unit (including 4 low-income units and 5 very low-income units), four-story apartment building within 20 feet of a 30 percent slope and to remove 14 heritage trees on a site with an existing church in the R-1-10 (Single Family Residence) zone district. Environmental Determination: Statutory Exemption; Applicant: Diana Alfaro; Filed: November 30, 2022.

MOTION: Motion made by Commissioner Dawson, seconded by Commissioner Polhamus, to deny the appeal, upholding the Zoning Administrator acknowledgement of the environmental determination and approval of the Minor Land Division, Design Permit, Slope Development Permit, Density Bonus Request, and Heritage Tree Removal Permit based on the findings listed below and the Conditions of Approval listed as Exhibit A of the staff report dated November 22, 2023, with the following additional Conditions of Approval:

Condition of Approval 56: Access to Lot 1 consistent with what is shown on the Tentative Map, Sheet C0.1, of the approved plans, shall be maintained and cannot be substantially modified without prior approval of the Director of Planning and Community Development or his/her designee.

Condition of Approval 57: Pursuant to the recommendations of the Geological Plan Review Letter prepared by Pacific Crest Engineering, dated June 29, 2023, a qualified geologist from Pacific Crest Engineering shall be present onsite to observe any excavations performed as part of the construction activities.

ACTION: The motion passed by the following vote:

AYES: Conway, Dawson, Gordon, McKelvey, Polhamus, Kennedy

NOES: None

ABSENT: Maxwell

## **Information Items**

## **Subcommittee/Advisory Body Oral Reports**

## **Items Referred to Future Agendas**

**Adjournment**-The meeting adjourned at 9:52 p.m.