

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



PLANNING COMMISSION

ACTION SUMMARY
Regular Meeting
February 15, 2024

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 Dann, Kennedy, McKelvey, Polhamus, Thompson and Conway were present.

Absent w/notification-Commissioner Gordon was absent with notification.

Statements of Disqualification-None

Oral Communications-The following members of the public addressed the Commission:
Alberto Ruiz

Approval of Minutes

1. Approve the minutes of February 01, 2024.

MOTION: Motion made by Commissioner Kennedy, seconded by Commissioner Dann, to approve the minutes of February 01, 2024.

ACTION: Motion passed by the following vote:

AYES: Dann, Kennedy, McKelvey, Polhamus, Thompson, and Conway

NOES: None

ABSENT: Gordon

Public Hearings

2. 302, 310, 314, 322, 324, 326, 328 Front Street Project Number: CP21-0051 Assessor's Parcel Numbers: 005-151-29; 005-151-34; 005-151-35; 005-151-48; 005-151-51

Coastal Permit, Non-Residential Demolition Authorization Permit, Design Permit, Boundary Line Adjustment, Administrative Use Permit, Revocable License for an Outdoor Extension Area, and Heritage Tree Removal Permit, to demolish a commercial building, combine six parcels, and construct a six-story, 232-room hotel with ground floor retail, banquet and conference space, restaurant, and bar on property located within the CBD (Central Business District)/CZ-O (Coastal Zone Overlay)/FP-O (Floodplain Overlay) zone district and within the Front Street/Riverfront subarea of the Downtown Plan. The project requires approval of a Section 408 Permit from the US Army Corps of Engineers to allow for the placement of fill between the levee and the proposed building and to allow for the development of an outdoor extension area adjacent to the Riverway path. The project also includes a general plan consistency finding related to the project and the City's sale of two of the subject parcels that are "exempt surplus property", consistent with the May 25, 2021 City Council declaration and in accordance with the Surplus Lands Act (the "Act") (Cal. Govt. Code § 54220, et seq.) which is defined by the Act as land that is "(i) less than 5,000 square feet in area, or (ii) less than the minimum legal residential building lot size for the jurisdiction in which the parcel is located, or 5,000 square feet in area, whichever is less." APN(s): 005-151-29, 34, 35, 43, 48, 51 Environmental Determination: Categorical Exemption; Applicant: SCFS Venture LLC; Filed: 4/14/2021. This project requires a Coastal Permit which is appealable to the California Coastal Commission (CCC). An appeal may be filed to the CCC after all possible local appeals are exhausted through the City. For Coastal Permits processed concurrently with other planning entitlements, an appeal of the Coastal Permit only may be filed directly to the CCC at any time during the appeal period. Appeals shall be processed in accordance with Section 24.04.180 et seq. of the SMC.

MOTION: Motion made by Commissioner Dann, seconded by Commissioner Polhamus, to acknowledge the environmental determination and recommend that the City Council approve the Coastal Permit, Non-Residential Demolition Authorization Permit, Design Permit, Boundary Line Adjustment, Special Use Permit, Administrative Use Permit, Additional Height Request, a Revocable License for an Outdoor Extension Area, and Heritage Tree Removal Permit to construct a 232-room hotel and associated facilities, and make a finding that the sale of the exempt surplus properties is consistent with the General Plan in accordance with the Surplus Lands Act, based on the Findings and Conditions of Approval listed in the attached Draft Resolution (Attachment 1), with the following recommended modifications to the conditions of approval:

- Condition of Approval 23: Final colors, materials and transitions shall be approved by the Zoning Administrator prior to approval of building permits.
- Condition of Approval 27 (o): The vehicular driveway exit from the hotel may shall include an automated warning buzzer, sign, or other mechanism to alert pedestrians of outgoing vehicles, to the satisfaction of the Public Works and Planning & Community Development Directors.
- Condition of Approval 75: As an additional condition of approval for the Coastal Permit only, as voluntarily agreed to by the applicant, the project shall make the following payments prior to the certificate of occupancy being issued, unless otherwise specified:

- a. Prior to final occupancy, the applicant shall provide a one-time financial contribution to the Santa Cruz Hostel Society in the amount of \$50,000 ~~15,000~~.
 - b. Prior to final occupancy the applicant shall provide the Boys and Girls Clubs of Santa Cruz County with a one-time contribution in the amount of \$50,000 ~~25,000~~ to assist with revitalization of its indoor swimming pool at the Downtown Santa Cruz club house.
- Remove Condition of Approval 76: ~~Tower viewers for visitors shall be provided on site to view the river habitat.~~
 - Condition of Approval 79: Final building floorplans shall indicate that no fewer than three family suites with bunk beds are included to accommodate families of four or five without the need to book multiple rooms. Said family suites shall be maintained throughout the duration of the project.

ACTION: The motion passed by the following vote:

AYES: Dann, Kennedy, McKelvey, Polhamus, Thompson, and Conway

NOES: None

ABSENT: Gordon

Information Items

Subcommittee/Advisory Body Oral Reports

Items Referred to Future Agendas

Adjournment-The meeting adjourned at 9:40 p.m.