

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



**PLANNING COMMISSION
MINUTES
Regular Meeting
January 18, 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 Conway, Dawson, Maxwell, McKelvey, Polhamus, and Kennedy were present. Commissioner Gordon was absent with notification. Commissioner Polhamus was present at 7:19 p.m.

Statements of Disqualification-None.

Oral Communications-The following members of the public addressed the Commission: Jill Wynn.

Approval of Minutes

1. Approval the minutes of November 30, 2023.

MOTION: Motion made by Commissioner Dawson, seconded by Commissioner McKelvey to approve the minutes of November 30, 2023.

ACTION: Motion passed by the following vote:

AYES: Conway, Dawson, Maxwell, McKelvey, and Kennedy

NOES: None

ABSENT: Gordon, Polhamus

2. Approval of the minutes of December 21, 2023.

MOTION: Motion made by Commissioner Dawson, seconded by Commissioner McKelvey, to approve the minutes of December 21, 2023.

ACTION: Motion passed by the following vote:

AYES: Conway, Dawson, Maxwell, McKelvey, and Kennedy

NOES: None

ABSENT: Gordon, Polhamus

Public Hearings

3. 1130 Mission Street Project Number: CP23-0103 Assessor's Parcel Number: 006-203-24, -25 Nonresidential Demolition Authorization Permit to demolish two commercial buildings, Boundary Adjustment to combine two parcels, Design Permit and Special Use Permit, and Heritage Tree Removal Permit to construct a five-story mixed-use building consisting of 2,627 square feet of ground floor commercial space and 59 single room occupancy (SRO) residential units above. The project also includes a request for density bonus waivers to exceed building height, setbacks, and FAR, as well as proposes to utilize AB2097 to reduce on-site parking. The parcels are both located in the MU-M (Mixed-Use Medium Density) zone district and the Mission Street Overlay Zone. APN 006-203-24, -25; Environmental Determination: Categorical Exemption; Applicant: Elizabeth Bishop, Workbench; Filed: 6/7/2023.

Senior Planner Ryan Bane presented the item to the Commission.

Principal Planner Samantha Haschert and Assistant Planning Director Eric Marlatt were also present and addressed the Commission.

Applicants Jamileh Cannon, Doug Wallace, and Elizabeth Bishop addressed the Commission.

The public hearing was opened.

The following members of the public addressed the Commission: Joel Domhoff; Ellen Primack; Mark Thomas; Ryan Meckel; Eric Schmidt; James Ewing; Doug Martine; Rachel Moriconi; Craig Schendel; Dan Verseman; Brian Pierson; Nancy Connelly; Andrea Hudson; Elizabeth Lowry-Burton; Zennon Ulyate-Crow; Ehren Olson; Isabella Story; Bodie Shargel; Ethan Singleton; Natasha Guy; Nicholas Robles; Don Radcliffe; Alex Cardenas; Cameron Lewis; Fred Jacobsen; John Mullis; Dave Wallis; Jeff LaPierre; Sara Smith; Natasha Guy; Susan Stone; Donna Haraway; Care Fraiser; Rusty Hogness
The public hearing was closed.

MOTION: Motion made by Commissioner Conway, seconded by Commissioner *Polhamus*, to acknowledge the environmental determination and approve the Nonresidential Demolition Authorization Permit, Boundary Adjustment, Density Bonus request to exceed height, setbacks, and FAR, and Design, Special Use, Watercourse Development, and Heritage Tree Removal Permits based on the Findings listed below and the attached Conditions of Approval in Attachment 1 of the staff report dated January 12, 2024 with the following modifications to the Conditions of Approval (additions and modifications are underlined):

- Plans submitted for building permit issuance shall show all exterior site lighting locations and fixture details. All exterior building lighting shall be shielded and contained in a downward direction. No exterior lighting shall produce off-site glare. No exterior lighting shall produce off-site glare. A photometric site plan shall be provided to verify this, and planning department staff shall observe the final lighting at night before Certificate of Occupancy is granted.
- All new mechanical equipment and appurtenances, including, but not limited to, rooftop and ground-mounted equipment, including gas and water meters, electrical boxes, roof vents, air conditioners, antennas, etc. visible from the

public way and from adjacent properties, shall be screened with material compatible with the materials of the building and shall be subject to the approval of the Zoning Administrator. Sound control shall be considered when designing this screening.

- The developer shall work with the Santa Cruz Metro to take advantage of existing programs to implement bus passes for residents of the building who request them.

ACTION: The motion passed by the following vote:

AYES: Conway, Dawson, McKelvey, Polhamus, Kennedy

NOES: Maxwell

ABSENT: Gordon

Information Items-Assistant Planning Director Eric Marlatt updated the Commission on City Council actions and items to be presented at future Planning Commission meetings.

Subcommittee/Advisory Body Oral Reports-None.

Adjournment-The meeting adjourned at 10:55 p.m.