Action Agenda
Planning Commission
Regular Meeting
7:00 p.m. – Thursday, June 27, 2013
City Council Chambers, 809 Center Street

The following is an unofficial representation of the Planning Commission's Actions. Minutes are official upon approval.

Call to Order — 7:00 P.M.

Roll Call —

Present: R. Quartararo, Chair; M. Mesiti-Miller, Vice Chair; M. Primack; T. Goncharoff; M. Tustin

Absent: (with notice) P. Kennedy; J. Nortz.

Staff: Assistant Director, A. Khoury; Principal Planner, K. Thomas; Senior Planner, M. King; Senior Planner, R. Bane; Recorder, M. Schwarb.

Audience: 30-35

Statements of Disqualification — None.

Oral Communications — None.

No action shall be taken on these items.
The Chair may announce and set time limits at the beginning of each agenda item.

Announcements — None.

Public Hearings —

Old Business (continued from the meeting of 6/20/13)

1. **Ocean Street Area Plan A13-0007 Ocean Street Corridor**
Adoption of the draft Ocean Street Area Plan and a Local Coastal Program amendment, consistent with the City's *General Plan 2030* that calls for development and improvement of the Ocean Street area. The Area Plan describes and illustrates a 20-year vision along Ocean Street through the year 2030, and provides a framework for creating a more welcoming environment along the corridor. The Area Plan includes policies and actions to supplement those in the General Plan, development and design standards and guidelines, and implementation steps to ensure a high quality of new development along the street, including streetscape enhancements and improved public access. (Environmental Review: Negative Declaration). (City of Santa Cruz, filed: 12/2010)

Recommendation: That the Planning Commission recommend that the City Council acknowledge the environmental determination and approve the Ocean Street Area Plan. (Environmental Review: Negative Declaration)

ACTION: **The Planning Commission RECOMMENDED that the City Council acknowledge the environmental determination and approve the Ocean Street Area Plan with new language per staff recommendations and with added language regarding neighborhood protections.**

2. 2956 Mission Street CP13-0033 APN 002-691-03
Planned Development, Design and Coastal Permits for a four-story, 82-room hotel in the IG-P/CZ/SPO zoning district. (Environmental Determination: Mitigated Negative Declaration) (Santa Cruz Mission Hotel LP, owner/filed: 3/14/2013) RB

This project requires a Coastal Permit which is not appealable to the California Coastal Commission. Action taken at this meeting on the Coastal Permit may be appealed to the City Council utilizing the procedures noted below.

RECOMMENDATION: That the Planning Commission acknowledge the environmental determination and approve the Planned Development, Design Permit, and Coastal Permit based on the findings listed in the staff report.

ACTION: **The Planning Commission RECOMMENDED that the City Council acknowledge the environmental determination and approve the Planned Development, Design Permit, and Coastal Permit.**

General Business — None.

Informational Items — None.
No action shall be taken on these items.

Subcommittee/Advisory Body Oral Reports — None.
No action shall be taken on these items.

- Chairperson's Report – None.
- Planning Department Report – None.

Items Referred to Future Agendas — None.

Adjournment — 10:10 P.M.

The next Planning Commission meeting will take place on July 18, 2013 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.cityofsantacruz.com. 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.