ACTION MINUTES

Planning Commission

Regular Meeting

7:00 p.m. – Thursday – April 2, 2009

City Council Chambers, 809 Center Street

Call to Order — 7:00 P.M.

Roll Call —

Present — R. Quartararo, S. Daly, D. Foster, L. Kasparowitz, B. Schultz, M. Tustin.

Absent — J. Warner with notice.

Staff — J. Rebagliati, Director; K. Thomas, Principal Planner; M. King, Senior Planner; L. Alamos-Bisbee, Administrative Analyst; M. Schwarb, Recorder.

Audience — 1

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 – Commissioner Tustin noted that former Redevelopment Director was recently awarded a Lifetime Achievement Award from California Redevelopment Agencies.

Approval of Minutes — March 5, 2009

ACTION: **Commissioner Tustin moved and Commissioner Foster seconded that the minutes of March 5, 2009 be APPROVED as amended by Commissioner Kasparowitz. The motion passed 6-0 with Commissioners Quartararo, Daly, Foster, Kasparowitz, Schultz, and Tustin in favor.**

General Business –

1. Review of the 2007-2014 Housing Element of the General Plan
RECOMMENDATION: That the Planning Commission review the Housing Element and receive public comment.

Principal Planner, M. King presented the staff report.

The Public was invited to comment

Reed Searle spoke.

The commissioners then reviewed Chapters 1, 2 & 3 of the Housing Element, asked questions and made comments in regard to the following:

- Questions regarding the timing of the report.
- Discussion of whether the cycle could be brought more in sync with the census.
- Student housing requirements.
- Lack of code enforcement officers.
- Integration of the city.
- Questions regarding living wages.
- Disconnect between the median price of homes in the county and median incomes.
- How the housing allocations are set by AMBAG.
- Housing affordability—Santa Cruz is no longer in the Top 10 unaffordable places to live.
- How to define overcrowded housing.
- Possible loss of current affordable housing projects and Measure 8 housing.
- How to accommodate and encourage care facilities and housing for seniors.

ACTION: The Commissioners REVIEWED the Housing Element, RECEIVED public comment, MADE COMMENTS and ASKED QUESTIONS.

Informational Items – None

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) None
- Planning Department Report

Director J. Rebagliati spoke about the City Council Public Hearing for La Bahia and the coming vote on April 14 and noted the items for next Planning Commission meeting are the Housing Element Chapters 4, 5 and 6, plus public hearing items for 104 Bronson and 404 San Juan. She noted that in May CIP review and some changes to the ADU and Inclusionary Units calculations will be introduced due to the current economic conditions.

Items Referred to Future Agendas – None

Adjournment – 8:45 P.M.

The next Planning Commission meeting will take place on April 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.