# SANTACRUZ

# **Action Agenda**

# Planning Commission Regular Meeting 7:00 p.m. – Thursday, March 5 – 2009 City Council Chambers, 809 Center Street

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

**Call to Order** — Chair Quartararo called the meeting to order at 7:00 p.m.

**Roll Call** — Rod Quartararo, Chair; Scott Daly (7:05 pm); David Foster; Larry Kasparowitz; Bill Schultz; Mari Tustin; Judy Warner

Statements of Disqualification — None.

**Oral Communications** — **None.** 

**Announcements – None.** 

**Approval of Minutes —** February 5, 2009

**ACTION:** 

Commissioner Warner moved and seconded by Commissioner Kasparowitz approval of the minutes of February 5, 2009. The motion passed on a vote of 6/0/1; Commissioner(s) Quartararo, Daly, Foster, Kasparowitz, Tustin, and Warner voting YES; and B. Schultz abstained.

**Consent Agenda – None.** 

1. 906 Laurent St. 07-210 APN 006-341-14

Appeal of the Zoning Administrator's approval of a Residential Demolition Authorization Permit, Design Permit and Slope Modification Permit to demolish an existing dwelling and construct a 2½-story, 5,430 square foot dwelling within 12 feet of a 30 percent slope in the R-1-5 zone district. (Environmental Determination: Categorical Exemption) (S. Baker, owner/filed: 12/20/07) **NOTE: Since the appeal was filed, the applicant has withdrawn this proposal.** 

RECOMMENDATION: That the Planning Commission acknowledge the appeal and accept the applicant's withdrawal of the approved Residential Demolition Authorization, Design and Slope Modification Permits.

ACTION: The Planning Commission Acknowledged the Appeal and Accepted the Withdrawal by the Applicant of the approved Residential Demolition Authorization, Design and Slope Modification Permits.

Items Removed from the Consent Agenda — None.

#### Public Hearings —

2. 215 Beach St. 06-004 APN 005-213-02, 03

Environmental Impact Report, General Plan/Local Coastal Plan/Program Amendment, Zoning Ordinance Amendment, Planned Development Permit, Coastal Permit, Design Permit, Special Use Permit, Residential Demolition Authorization Permit, Development Agreement and Tentative Subdivision Map for "La Bahia" Hotel Project – Demolition of an existing 44-unit apartment complex building listed on the City Historic Building Survey and construction of a 125-room hotel with a restaurant, meeting space, and a partially underground garage in the RTC/HO/CZ/SPO zoning district. (Environmental Determination: EIR) (Barry Swenson Builders, owner/filed: 1/6/06)

This project requires a Coastal Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

**RECOMMENDATION:** That the Planning Commission recommend to the City Council:

- Resolutions certifying Final EIR, and adopting Findings of Fact and Statement of Overriding Considerations; and
- ACTION: Commissioner Warner moved, and Commissioner Kasparowitz seconded, to recommend to the City Council CERTIFICATION of the Final EIR and ADOPTION of the Resolution of the Findings of Fact and Statement of Overriding Considerations. The motion passed on a unanimous vote of 7-0 with Commissioner(s) Quartararo, Daly, Foster, Kasparowitz, Schultz, Tustin and Warner voting in favor.
  - Approval of the General Plan/Local Coastal Plan and zoning amendments; and
- ACTION: Commissioner Foster moved, and Commissioner Warner seconded, to recommend to the City Council APPROVAL of the General Plan, Local Coastal Plan and zoning amendments. The motion passed on a unanimous vote of 7-0 with Commissioner(s) Quartararo, Daly, Foster, Kasparowitz, Schultz, Tustin and Warner voting in favor.
  - Approval of the Planned Development, Coastal, Design, Special Use, and Residential Demolition Authorization Permits, Development Agreement and Tentative Subdivision Map for Revised Alternative 3A, based on the findings and conditions of approval included in the attached Draft resolution and ordinances.
- ACTION: Commissioner Warner moved, and Commissioner Tustin seconded, to recommend to the City Council APPROVAL of the Planned Development, Coastal, Design, Special Use, and Residential Demolition Authorization Permits, Development Agreement and Tentative Subdivision Map for Revised Alternative 3A, based on the Findings and Conditions of Approval in

the Draft Resolution and Ordinances, with a modification to Condition 64 to insert text after the words . . . "City's architectural consultant," with the inserted text ". . . and a subcommittee selected from the two commissions for further review . . . "; Strike the last sentence as follows: The City Council may refer the final design to the Historic Preservation Commission, Planning Commission, or a Subcommittee selected from the two Commissions for further review. . ."; Insert the sentence: "The subcommittee shall review the final design, with specific attention to items 1 through 8 of the Historic Preservation Commission's recommendations on the project as follows:

- 1. Reconstruction in-kind of the bell tower wing on Beach Street;
- 2. Reconstruction in-kind of the first floor of the Court of the Troubadors from Westbrook Avenue into the Court of the Laurels;
- 3. Reconstruction in-kind of the first floor of the Westbrook wing allowing for a two-story addition above;
- 4. Reconstruction of the character-defining features of the Court of the Laurels to include octagonal stairs, maintaining the immediate line of parapets, walls, and a significant portion of the natural daylighting;
- 5. Faithful reconstruction of as many components of the existing buildings as possible.
- 6. Preservation or reconstruction in-kind of the majority of the Beach Street Façade, excluding the flat roof section;
- 7. Suggest that the HPC La Bahia Subcommittee and members of the Planning Commission and City Council work with the developers through design development;
- 8. If delisting is to occur, it should only occur after a Certificate of Occupancy is obtained for the replacement structure after it is finaled."

The motion passed on a unanimous vote of 7-0, with Commissioner(s) Quartararo, Daly, Foster, Kasparowitz, Schultz, Tustin and Warner voting in favor.

#### **General Business — None**

#### **Informational Items** — **None**

# Subcommittee/Advisory Body Oral Reports -

No action shall be taken on these items.

- ° Chairperson's Report (R. Quartararo) None
- OPlanning Department Report Planning Director J. Rebagliati commented on a letter from the Police Chief regarding 1209 Pacific Avenue and the issues that have come to the forefront on this project.

# **Items Referred to Future Agendas** — None

### Adjournment —

At 10:00 p.m. the Planning Commission adjourned to the next regularly scheduled meeting of the Planning Commission on March 19, 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 <a href="https://www.ci.santa-cruz.ca.us">www.ci.santa-cruz.ca.us</a>. 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.

<u>APPEALS</u> - 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 <u>City Clerk</u>.

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.