

CITY OF SANTA CRUZ, PLANNING COMMISSION
SANTA CRUZ CITY COUNCIL CHAMBERS
AUGUST 15, 2019

ITEM CP18-0043 (190 WEST CLIFF DRIVE):

Coastal Permit, Design Permit, Special Use Permit, Density Bonus Request to exceed height, Encroachment Permit for street and intersection improvements, and Tentative Map to construct a four-story mixed use project consisting of two levels of underground parking, ground level commercial, and 89 residential condominium units on a parcel located in the RTB(PER)/CZ-O/SP-O (Motel Residential Performance Overlay, Shoreline Protection Overlay and Coastal Zone Overlay) zone district. (Environmental Determination: Statutory Exemption) (Applicant/Filed: Cliff Bay Partners, LLC/ 2/27/2018) RB

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

STAFF RECOMMENDATION:

That the Planning Commission acknowledge the environmental determination and recommend that the City Council approve the Coastal Permit, Design Permit, Special Use Permit, Density Bonus Request to exceed height, Encroachment Permit for street and intersection improvements, and Tentative Map.

BACKGROUND:

This project involves a proposal to construct a four-story, mixed-use project consisting of two levels of underground parking, ground level commercial space, and 89 residential condominium units. The parcel is 95,055 square feet and zoned RTB(PER)/(Motel Residential Performance Overlay)/CZ-O (Coastal Zone Overlay)/SP-O (Shoreline Protection Overlay). The purpose of the Motel Residential Performance Overlay district is to establish and control uses to ensure development which protects neighborhood integrity while supporting appropriate uses. The goal of the RTB/PER District is to limit the future development of hotel or motel rooms in the district, but to allow ancillary hotel support facilities as well as additional residential development. To encourage development which is attractive to both permanent residents and tourists, emphasis is placed on compatibility of design, landscaping, and a comprehensive review of site planning in compliance with the Design Guidelines of the Beach and South of Laurel Comprehensive Area Plan. Indoor and outdoor recreation facilities and other facilities related to hotel or motel facilities are permitted with the approval of a Special Use Permit and Design Permit. The project also requires approval of a Coastal Permit because the site is located within the CZ-O (Coastal Zone Overlay) and SP-O (Shoreline Protection Overlay) district.

ACTION: The City Planning Commission recommended approval of this project to the City Council.

After hours of planning commission and city staff discussion and comments from the public (over 200 residents attended the commission meeting over flowing to the city patio) the motion to approve passed.

Vote: 3 yes, 2 no, 1 abstention, 1 absence.

Yes: Commissioners Pepping, Conway and Spellman

No: Commissioners Greenberg and Schiffrin

Abstain: Commissioner Singleton

Absent: Commissioner Nielsen

CHAMBER POSITION:

The Chamber supports the development of 190 West Cliff Drive. This project would increase supply of parking and housing, both of which are scarce in the area, with 10% of the 89 housing units being affordable – another critical need in the County. New commercial space would also promote local business and create local jobs, thus boosting economic vitality. Overall, the Chamber sees great utility for the community in a mixed-use project with affordable housing, commercial space and parking, and supports further infrastructure investment in the Santa Cruz area.