

**COUNTY OF SANTA CRUZ PLANNING COMMISSION
MINUTES**

DATE: 7-22-98

PLACE: Board of Supervisors Chambers, Room 525
County Government Center, 701 Ocean Street, Santa Cruz, CA

COMMISSIONERS PRESENT: ROBERT BREMNER, DENISE HOLBERT, LEO RUTH,
RENEE SHEPHERD, DALE SKILLICORN(CHAIRPERSON).

STAFF MEMBERS PRESENT: JOAN VAN DER HOEVEN, CATHY GRAVES, MICHAEL
FERRY, TIM EPPERSON, ALVIN JAMES, JOHN
PRESLEIGH(DPW).

COUNTY COUNSEL PRESENT: RAHN GARCIA

All legal requirements for items set for public hearing on the Santa Cruz County Planning Commission agenda for this meeting have been fulfilled before the hearing including publication, mailing and posting as applicable.

A. ROLL CALL:
Commissioners Bremner, Holbert, Ruth, Shepherd and Skillicorn present at 9:00 a.m.

B. PLANNING DIRECTOR'S REPORT: None.

C. COUNTY COUNSEL'S REPORT: None.

**D. ADDITIONS AND CORRECTIONS
TO THE AGENDA:** None.

E. ORAL COMMUNICATIONS: None.

F. CONSENT ITEMS:

NO CONSENT ITEMS SCHEDULED

G. CONTINUED AGENDA

ITEM G-1

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PROPOSAL TO DIVIDE TWO EXISTING LOTS EACH DEVELOPED WITH A SINGLE-FAMILY DWELLING INTO 4 SINGLE-FAMILY RESIDENTIAL PARCELS AND A REMAINDER LOT. REQUIRES A MINOR LAND DIVISION. LOCATED ON THE NORTH SIDE OF BROMMER STREET (AT 1247 AND 1311 BROMMER STREET) APPROXIMATELY 400 FEET EAST OF EL DORADO AVENUE.

OWNER: FLYNN CORPORATION
 APPLICANT: RICK RINALDI
 SUPERVISORIAL DIST: 1
 PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-3 140
 APN(S): 026-255-05, 026-255-1 1

JOAN VAN DER HOEVEN: Described revisions to recommended conditions of approval. Described changes to cul-de-sac proposed. Noted memorandum from Department of Public Works regarding drainage. Commented on the concerns of Central Fire. Gave recommendation for action.

PUBLIC HEARING OPENED

GLEN IFLAND(Project engineer): Commented on surface drainage from property and its direction of flow. Noted additional drainage improvements that are proposed. Plans have been reviewed and accepted by Public Works. Standard cul-de-sac won't fit at the end of Diane Drive.

COMMISSIONER BREMNER: Asked about July 20th memo from Public Works.

GLEN IFLAND: Agrees with comments from Public Works drainage won't flow into yards.

COMMISSIONER BREMNER: Asked about design of cul-de-sac.

GLEN IFLAND: Described existing improvements in the area.

COMMISSIONER BREMNER: Not a supporter of hammer-head street.

GLEN IFLAND: Full cul-de-sac won't fit in the space.

COMMISSIONER BREMNER: Won't recommend approval of hammer-head. Wants another solution,

PUBLIC HEARING CLOSED

COMMISSIONER BREMNER: Asked John Presleigh to comment on hammer-head design. 315

JOHN PRESLEIGH: Tough Project; may need to purchase right-of-way. Hammer-head won't be maintained by County.

GLEN IFLAND: Showed diagram of impact of full cul-de-sac.

COMMISSIONER SHEPHERD: Noted concerns of neighbor at last hearing.

COMMISSIONER BREMNER: Commented on July 20th memo from Public Works.

JOAN VAN DER HOEVEN: New memo should be included as conditions of land division.

COMMISSIONER BREMNER: Wants at least a 30 foot radius cul-de-sac.

MOTION

COMMISSIONER BREMNER MOVED TO APPROVE WITH ADDED CONDITIONS AND THAT A CUL-DE-SAC OF AT LEAST 28 FOOT RADIUS BE INCLUDED. SECONDED BY COMMISSIONER RUTH.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

H. SCHEDULED ITEMS

ITEM H-1

PROPOSAL TO CONSTRUCT A 16-UNIT APARTMENT COMPLEX. REQUIRES A RESIDENTIAL DEVELOPMENT PERMIT. LOCATED ON THE NORTHEAST SIDE OF THE INTERSECTION OF RODRIGUEZ AND CHANTICLEER AVENUES (AT 2230 CHANTICLEER AVENUE).

OWNER: MARIO & SILVANA DEBERNARDO, TRUSTEE
 APPLICANT: SILVANA DEBERNARDO SUPERVISORIAL DIST: 1
 PROJECT PLANNER: CATHY GRAVES, 454-3 141
 APN(S): 029-042- 10

CATHY GRAVES: Gave staff presentation including description of historic use of property, project design, surrounding land uses; showed slides, described architectural design and gave recommendation for action.

COMMISSIONER BREMNER: Asked about soil contamination of site.

TIM EPPERSON(Environmental Health): No evidence of site contamination. Property has been cleaned-up. File is closed on the site.

COMMISSIONER BREMNER: Asked about affordable housing conditions.

CATHY GRAVES: Ordinance provided for averaging.

COMMISSIONER BREMNER: Asked about elevation fronting on Chanticleer.

CATHY GRAVES: Pointed out elevation in exhibit.

COMMISSIONER RUTH: Commented on loss of TIA fees.

CATHY GRAVES: Wood fencing is proposed. Landscaping will be installed along frontage.

PUBLIC HEARING OPENED

SILVANA DEBERNARDO: Thanked staff for service on this project. Many years since apartments have been proposed.

JANICE RANSON: Project would be at the end of her driveway. Lots of traffic in the area. Concerned about high density housing and crime. Don't feel safe on Chanticleer Avenue. Prefer single-family lots in the area. Read petition in opposition to project.

DAVE LACLURE: Owns subdivision across the street. Apartments will harm his project. Live Oak was a dumping ground for these projects. PUD would be best for this site. Does not like architecture of project.

KELLY MONAHAN: Too Many units proposed. Problems already exist in neighborhood. Project will not make area a better place to live.

COLE McCLURE: Object to project. Over-loads area in terms of density. Not very attractive. Wants owner/resident project.

SILVANA DEBERNARDO: Project will improve the area. Noted past uses of property. Property is consistent with zoning.

PUBLIC HEARING CLOSED

COMMISSIONER SKILLICORN: Noted different zone districts.

COMMISSIONER BREMNER: Wants to know when TIA fees can be assessed.

JOHN PRESLEIGH: Former use was legal. In the uses and their trips.

RAHN GARCIA: Noted code section that allows the collection of TIA fees.

CATHY GRAVES: Fees were not collected when the old use was approved.

COMMISSIONER BREMNER: Zoning is multi-residential. Public improvements have been installed. Supports project but not a big fan of multi-family housing. Commented on project design. Wants conditions on elevation facing Chanticleer Avenue. Wants to look into fee issue.

COMMISSIONER HOLBERT: Support project, Disturbed by comments made by opponents of project. Need to provide housing for all. Project fills need. Fee should not be collected.

COMMISSIONER SHEPHERD: Appreciated project and agrees with other Commissioners. Looks forward to approving project.

COMMISSIONER BREMNER: Still wants to look at TIA fees. Wants to do the right thing.

RAHN GARCIA: Reported on application of TIA code section. No fees should be collected for this project.

MOTION

COMMISSIONER BREMNER MOVED TO APPROVE WITH AMENDED CONDITIONS ON THE FIRE LANE AND ARCHITECTURAL ELEVATION. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

ITEM H-2

PROPOSAL TO AMEND THE GENERAL PLAN TO ADD A PARCEL SPECIFIC POLICY TO ALLOW A VETERINARIAN OFFICE TO OPERATE WITHIN AN EXISTING 3,400 SQUARE FOOT PROFESSIONAL OFFICE BUILDING ON A PARCEL HAVING A NEIGHBORHOOD COMMERCIAL GENERAL PLAN DESIGNATION. THE PROJECT SITE IS LOCATED ON THE SOUTH SIDE OF HIGHLAND WAY (24900 HIGHLAND WAY), ABOUT 0.8 MILES EAST OF OLD SAN JOSE ROAD.

OWNER: HART MICHAEL G & M ANGELA H/W J.
APPLICANT: JON ALLEN WILSON SUPERVISORIAL DIST: 1
PROJECT PLANNER: MICHAEL FERRY, 454-3226
APN(S): 098-O 1 1-82

MICHAEL FERRY: Gave staff presentation including a discussion of project site, proposed General Plan text amendment, history of site developments, showed slides of project, and gave recommendation for action.

PUBLIC HEARING OPENED

JAN WILSON: Described his vet practice, mostly small animals. Large animals treated on a house-call basis. Application is a response to his clients requests.

PHILIPPA SIESAMA: Support proposal. Wants applicant to stay in the area in this building. No night time noise because no boarding is permitted.

BRENT LAY: Will occupy other portion of building Supports the project. Clients support vet use of office.

PUBLIC HEARING CLOSED

COMMISSIONER BREMNER: Appropriate General Plan change. Supports proposal.

COMMISSIONER RUTH: Also supports project.

COMMISSIONER SHEPHERD: Thanks residents for attending.

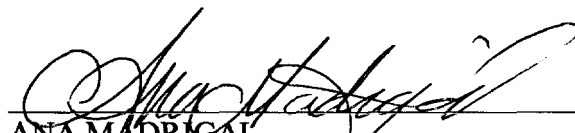
MOTION

COMMISSIONER BREMNER MOVED TO APPROVE STAFF RECOMMENDATIONS.
SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

PLEASE NOTE: THESE MINUTES WERE APPROVED BY THE PLANNING COMMISSION
ON AUGUST 12, 1998.


ANA MADRIGAL
PLANNING DEPARTMENT