

COUNTY OF SANTA CRUZ PLANNING COMMISSION 000386 MINUTES

DATE: August 26, 1998

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: SHEILA MCDANIEL, GLENDA HILL, KEN HART, KIM
TSCHANTZ, MARK DEMING, JOAN CARPENTER (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:**

ITEM F-1

APPROVE THE FINDINGS, CONDITIONS AND MITIGATION MEASURES OF APPLICATION # 97-0523 OF THE AUGUST 12, 1998 PLANNING COMMISSION HEARING AS SUBMITTED BY THE PLANNING DEPARTMENT. APPEAL OF THE ZONING ADMINISTRATORS DECISION ON A PROPOSAL TO RECOGNIZE AN INCREASE FROM 15 TO 34 BEDS WITHIN AN EXISTING RESIDENTIAL CARE FACILITY AND TO CONVERT THE FACILITY FROM

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ELDERLY CARE TO CARE OF THE ELDERLY AND PSYCHIATRICALY DISABLED INCLUDING DAYTIME GROUP THERAPY. PROPERTY LOCATED ON THE SOUTH SIDE OF WILLOWBROOK DRIVE, APPROXIMATELY 200 FEET WEST OF HIGHWAY 9, SAN LORENZO VALLEY PLANNING AREA.

OWNER: BRUCE COHEN M/M S/S ETAL AS TC
 APPLICANT: TEALL MESSER SUPERVISORIAL DIST: 5
 PROJECT PLANNER: SHEILA MCDANIEL, 454-2218

COMMISSIONER HOLBERT: Raised concern over road maintenance fees on the private road.

RAHN GARCIA: Vague as to the “reasonable share” Raises legal question.

COMMISSIONER BREMNER: Agree to remove the language on the road assessment.

COMMISSIONER SHEPHERD: Commented on neighborhood advisory group schedule.

COMMISSIONER SKILLICORN: No objection to road clause being dropped.

MOTION

COMMISSIONER BREMNER MOVED TO APPROVE WITH AMENDED CONDITIONS ON THE ROAD ASSOCIATION. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0

H. SCHEDULED ITEMS:

ITEM H-1

PUBLIC HEARING TO CONSIDER A PROPOSAL TO AMEND THE GENERAL PLAN/ LCP BY ADDING POLICY 7.21.7 TO ALLOW SANITARY SEWER CONNECTIONS FOR THE ST. FRANCIS SUBDIVISION. PROPERTY LOCATED ON THE WEST SIDE OF HECKER PASS ROAD/ ROUTE i 52 FROM THE COUNTY FAIRGROUNDS NORTHEAST TO CASSERLY ROAD.

PROJECT PLANNER: GLENDA HILL, 454-3216
 APN(s): 051-051-01 THROUGH -08, 051-052-01 THROUGH -16, 051-053-01 THROUGH -10, 051-551-01 THROUGH -09.

GLEND A HILL: Gave staff presentation including LAFCO action, history of subdivision, status of septic system failures, density of development in the area, existing General Plan related policies.

KIM TSCHANTZ: Commented on Mitigation Measures Number 5, growth pressures beyond the subdivision as a result on the project. One-foot non-access strip to prohibit connections across East Lake and limit on the diameter of the sewer pipe.

COMMISSIONER SKILLICORN: Thinks mitigation is not necessary; its over-kill.

COMMISSIONER HOLBERT: Wants to make it clear that sewer should not be expanded.

COMMISSIONER SKILLICORN: Sphere of influence will protect agricultural land as will APAC and LAFCO.

COMMISSIONER HOLBERT: Suspicious of this argument. Will support the project with this mitigation but not without the mitigation.

GLEND A HILL: Concluded staff presentation with recommendation for action.

COMMISSIONER BREMNER: Confirmed that project will be approved by the Board of Supervisors.

COMMISSIONER HOLBERT: Asked about review period for negative declaration.

KEN HART: Review period extended at request of Salsipuedes Sanitary District.

KIM TSCHANTZ: Negative Declaration not issued until yesterday.

COMMISSIONER RUTH: How many homes in Salsipuedes Sanitary District and who monitors?

KIM TSCHANTZ: District Engineer reviewed project and have capacity to serve.

JOAN CARPENTER(DPW): County will administer assessment district. Residents funded CEQA review by Planning Department. Public Works is not expending funds.

MARK DEMING: General Plan amendment funded by General Fund as directed by the Board.

JOAN CARPENTER: Salsipuedes Sanitary District Engineer reviewed project and agreed they could serve subdivision.

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PUBLIC HEARING OPENED

JOAN CARPENTER: Had concerns about non-access strips language; should be reviewed by County Counsel. Sanitation District does not feel easements are necessary. The sphere of Influence boundary controls growth. Language should be carefully studied.

PUBLIC HEARING CLOSED

COMMISSIONER HOLBERT: Asked County Counsel if they've had a chance to review mitigation.

RAHN GARCIA: Doesn't see any legal problems with this.

COMMISSIONER HOLBERT: Mitigation is very necessary to limit development on agricultural land.

COMMISSIONER BREMNER: Support project and mitigation measure.

COMMISSIONER SHEPHERD: Supports also; DPW and Planning should work things out.

COMMISSIONER RUTH: Noted that no one spoke in opposition to project. Will support project but has concerns of non-access strip requirement.

COMMISSIONER SKILLICORN: Expressed concerns over non-access strip; it's overkill. Project will prevent future problems.

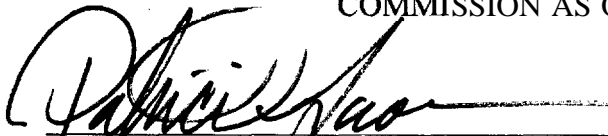
MOTION

COMMISSIONER RUTH MOVED TO APPROVE STAFF RECOMMENDATION. SECONDED BY COMMISSIONER BREMNER.

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

PLEASE NOTE: THESE MINUTES HAVE NOT BEEN APPROVED BY THE PLANNING COMMISSION AS OF SEPTEMBER 8, 1998.


PATRICIA GAONA
PLANNING DEPARTMENT