

BEFORE THE PLANNING COMMISSION  
OF THE COUNTY OF SANTA CRUZ, STATE OF CALIFORNIA

RESOLUTION NO. IO-98

On the motion of Commissioner HOLBERT  
duly seconded by Commissioner SHEPHERD  
the following is adopted:

PLANNING COMMISSION RESOLUTION RECOMMENDING AMENDMENT OF  
POLICIES 2.12.3 AND 8.4.2 OF THE GENERAL PLAN/LOCAL COASTAL PROGRAM  
LAND USE PLAN; ADOPTION OF AN ORDINANCE AMENDING SANTA CRUZ  
COUNTY CODE SECTIONS 13.10.260, 13.10.265, 13.10.332, 13.10.342, 13.10.510,  
13.10.658 AND 13.10.700; AND THE ADDITION OF SECTIONS 13.10.261 AND 13.10.262  
TO THE COUNTY CODE REGARDING GENERAL NONCONFORMING USE  
PROVISIONS AND RESIDENTIAL NONCONFORMING USES

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WHEREAS, the Board of Supervisors directed that an ordinance amendment be developed to amend nonconforming use regulations within Volume II of the Santa Cruz County Code and amendments to the General Plan/Local Coastal Program; and

WHEREAS, the Planning Commission has held a duly noticed public hearing and has considered the proposed amendments, and all testimony and evidence received at the public hearing; and

WHEREAS, the Planning Commission finds that the proposed General Plan and Local Coastal Program amendments and proposed amendments to the Santa Cruz County Code will be consistent with the policies of the General Plan and Local Coastal Program and other provisions of the County Code, and will contribute to the retention of existing housing stock;

WHEREAS, the Environmental Coordinator issued a Negative Declaration with No Mitigations associated with these amendments and the Planning Commission has reviewed the environmental document and finds that the proposed amendments have been processed consistent with applicable provisions of the California Environmental Quality Act (CEQA) and the County of Santa Cruz environmental guidelines; and

WHEREAS, the proposed amendments were submitted to the Housing Advisory Commission for their review and recommendation and were reviewed at public meetings on February 4, 1998 and April 1, 1998; and

WHEREAS, Chapter 13.10 of the County Code is an implementing ordinance of the Local Coastal Program (LCP) and the proposed amendments to Chapter 13.10 constitute an amendment

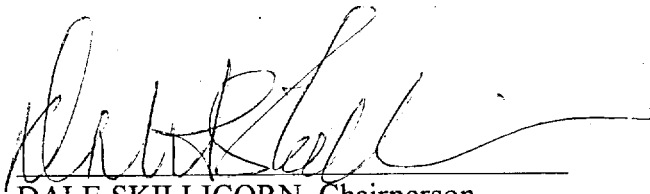
to the Local Coastal Program; and

WHEREAS, the proposed amendments are consistent with the California Coastal Act.

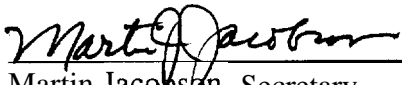
NOW, THEREFORE, BE IT RESOLVED, that the Planning Commission recommends the proposed amendments to Policies 2.12.3 and 8.4.2 of the General Plan and Local Coastal Program Land Use Plan as set forth in Exhibit 1 and the proposed amendments to County Code Sections 13.10.260, 13.10.265, 13.10.332, 13.10.342, 13.10.510, 13.10.658 and 13.10.700 and the proposed addition of Sections 13.10.26 1 and 13.10.262 as set forth in Exhibit 2 relating to Nonconforming Uses and the negative declaration as set forth in Exhibit 3, and incorporated herein by reference, be approved by the Board of Supervisors and submitted to the California Coastal Commission as part of the Local Coastal Program Update.

PASSED AND ADOPTED by the Planning Commission of the County of Santa Cruz, State of California, this 27th day of MAY, 1998 by the following vote:

AYES: COMMISSIONERS BREMNER, RUTH, HOLBERT, SKILLICORN, SHEPHERD  
NOES: COMMISSIONERS  
ABSENT: COMMISSIONERS  
ABSTAIN: COMMISSIONERS

  
DALE SKILLICORN, Chairperson

ATTEST:

  
Martin Jacobson, Secretary

APPROVED AS TO FORM:

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COUNTY COUNSEL

**COUNTY OF SANTA CRUZ PLANNING COMMISSION  
MINUTES**

**DATE:** 5-27-98

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

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

**STAFF MEMBERS PRESENT:** SUZANNE SMITH, MICHAEL FERRY, JOAN VAN DER  
HOEVEN, ROBERT STAKEM, DAVID HOPE, GLENDA  
HILL, MIKE DEVER, DAVID LEE, PETER COTA-ROBLES  
(CAO'S OFFICE), TOM BURNS(RDA), JOHN PRESLEIGH  
(DPW), GLEN GOEPFERT(DPW), BARRY SAMUEL(POSCS)  
AND DAVE MITCHELL(POSCS).

**COUNTY COUNSEL PRESENT:** RAHN GARCIA, DEBORAH STEEN.

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**

**COMMISSIONER SKILLICORN:** Brochures should be created for the public.

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**MOTION**

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

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5.0

**ITEM H-6**

PUBLIC HEARING ON PROPOSED GENERAL PLAN/LCP AND ORDINANCE REVISIONS  
REGARDING RESIDENTIAL NONCONFORMING USE AND GENERAL NONCONFORMING  
USE PROVISIONS.

PROJECT PLANNER: GLENDA HILL, 454-3216

**GLENDA HILL:** Gave staff presentation, reviewed history and reasons for revisions, showed slides of examples of nonconforming uses, provided Boards direction to **staff**, noted phasing of ordinance revisions, described changes proposed, and gave recommendation for action. Reviewed and responded to correspondence received today.

**PUBLIC HEARING OPEN**

**COMMISSIONER BREMNER:** Asked about nonconforming parking.

**GLENDA HILL:** Reviewed current parking ordinance.

**COMMISSIONER BREMNER:** Not sure of the one-year termination of use. Should stay at six-months.

**BOB WELCH:** Wants ordinance set aside for their review. Don't want a strict set of guidelines in San Lorenzo Valley; we're not part of Santa Cruz County. People don't want to be so governed or regulated. Happy with things as they are. Opposed to limited foot print. Large percentage for housing costs go to the County. Object to the testing of working septic tanks. Old houses are never conforming. New codes take away rights. Should pay to take these rights way. Object to everything in the ordinance but the title. Wants to work in groups to resolve issues. Other things the County should be doing.

**CLOSED HEARING**

**COMMISSIONER SHEPHERD:** Lots of nonconforming uses in her district; strongly in favor of changes.

**COMMISSIONER SKILLICORN:** Agree in part with the ordinance to relax regulations. Doesn't think multi-units should be listed as significantly nonconforming. Government made most of these houses non conforming by changing regulations.

**COMMISSIONER HOLBERT:** The <sup>6</sup>pint is to allow maintenance and repairs to nonconforming uses

**COMMISSIONER BREMNER:** These are good changes including the two levels of reviews. Support proposal

**MOTION**

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

VOICE VOTE

MOTION CARRIED AND SO ORDERED. PASSED 5.0

**ITEM H-7**

STUDY SESSION ON THE 1998-1999 FISCAL YEAR PLANNING DEPARTMENT BUDGET.

PROJECT PLANNER: ALVIN JAMES, 454-2180

**ALVIN JAMES:** Gave overview of proposed budget for the planning department. Increases based on cost of doing business: salaries, increased staffing, service and supplies. Focus on rule changes: timber harvesting. Water resources, code enforcement of trailer parks designed for transient occupancy.

**COMMISSIONER RUTH:** What kind of reception did County receive from Felton Center?

**MIKE DEVER:** Positive response; working at near capacity.

**ALVIN JAMES:** South County office based on grant application.

**COMMISSIONER BREMNER:** With increased permit load, how have processing times changed?

**ALVIN JAMES:** Hard to determine; no significant complaints received from the public.