



County of Santa Cruz

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(631) 454-2680 FAX: (831) 464-2131 TDD: (831) 454-2123
ALVIN D. JAMES, DIRECTOR

April 21, 1999

Agenda: April 27, 1999

Board of Supervisors
County of Santa Cruz
701 Ocean Street
Santa Cruz, California 95060

SUBJECT: SCHEDULE A PUBLIC HEARING FOR THE AFTERNOON AGENDA OF MAY 18, 1999, TO CONSIDER APPLICATION NO. 98-0836, A PROPOSAL TO EXPAND THE BUILDING ENVELOPES ESTABLISHED BY MINOR LAND DIVISION 96-0501 FOR AGRICULTURAL BUFFER SETBACKS IN ORDER TO ALLOW THE CONSTRUCTION OF NON-HABITABLE STRUCTURES ON TWO PARCELS AND THE CONSTRUCTION OF HABITABLE AND NON-HABITABLE STRUCTURES ON TWO PARCELS. ASSESSOR'S PARCEL NOS. 050-391-01, 02, 03, AND 04. PROPERTY LOCATED ON THE SOUTH SIDE OF MELLO VIEW LANE, PAJARO VALLEY PLANNING AREA.

Members of the Board,

On May 7, 1999, your Board took jurisdiction of an appeal of a decision by the County's Agricultural Policy Advisory Commission (APAC) regarding application 96-0025, a request to reduce the agricultural buffer setbacks for a future land division. At that hearing, on June 4, 1996, your Board approved the requested reduction in the agricultural buffer setback. Subsequently, on December 11, 1996, the Planning Commission granted approval to Minor Land Division 96-0501 for a proposal to create four single-family residential lots and a remainder lot, consistent with your Board's established agricultural buffer setbacks. The applicant has now submitted an application to further reduce the agricultural buffer setbacks in order to allow the construction of non-habitable structures on APN's 050-391-01 and 050-391-02 and to allow the construction of habitable and non-habitable structures on APN's 050-391-03 and 050-391-04.

Because the request for an additional reduction in the agricultural buffer setback would modify a condition of approval that was a matter of discussion at a public hearing before your Board, it is appropriate that your Board should review the proposed amendment at a scheduled public hearing. Since your Board accepted jurisdiction after denial by the Agricultural Policy Advisory Commission (APAC), it is the opinion of County Counsel that neither APAC nor Planning Commission review would be required for the requested amendment.

It is, therefore, RECOMMENDED that your Board take the following action:

1. Schedule a public hearing on May 18, 1999, for the afternoon agenda beginning at 1:30 p.m., to consider Application No. 98-0836.

Sincerely,


Alvin D. James
Planning Director

RECOMMENDED

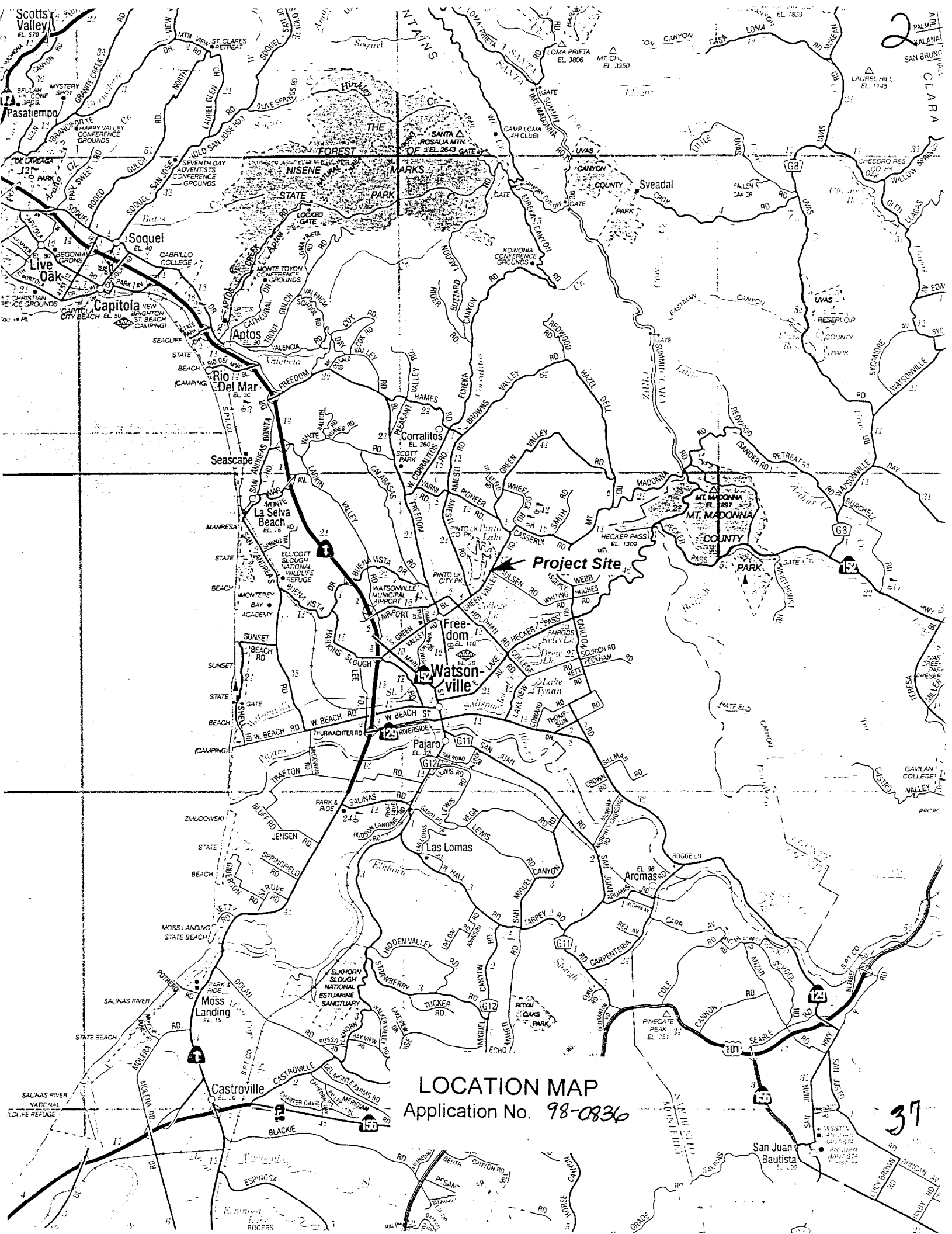


SUSAN A. MAURIELLO,
County Administrative Officer

Attachments:

1. Location Map

cc: John Swift, Hamilton Swift Land Use and Development
Henry J. and Helen A. Mello



LOCATION MAP
Application No. 98-0836