

**DRAFT**

0440

**COUNTY OF SANTA CRUZ PLANNING COMMISSION  
MINUTES**

**DATE:** November 8, 2000

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

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

**STAFF MEMBERS PRESENT:** CATHY GRAVES, MARK DEMING, GLENDA HILL

**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, Osmer, Ruth, and Shepherd 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 VARIANCE FINDINGS FOR APPROVAL OF APPLICATION 98-0595. REQUIRES A COMMERCIAL DEVELOPMENT PERMIT. PROPERTY LOCATED AT 22990 HIGHWAY 17 ON ASSESSORS PARCEL NUMBER 095-012-05.

**PUBLIC HEARING OPENED**

04:11

**STEVE GUINEY:** Cleanup amendment based on 1997 direction of the Board of Supervisors to allow development of smaller commercial projects. Proposed amendment would affect 2 of 3 prohibitions. First, restriction on development of commercial parcels less than 1 acre in area. Second would remove prohibition to development in impacted areas. Would fully implement actions taken by Planning Commission and Board of Supervisors.

**COMMISSIONER HOLBERT:** What about residential additions? Used to be 250, is now 500 sq. ft.

**MARK DEMING:** That portion of the ordinance is already in effect.

**PUBLIC HEARING CLOSED****MOTION**

COMMISSIONER SHEPHERD MOVED TO APPROVE. SECONDED BY COMMISSIONER RUTH.

VOICE VOTE 5 - 0

MOTION CARRIED AND SO ORDERED. PASSED 5-0.

**ITEM H-4**

PROPOSAL TO RELOCATE AN EXISTING GARAGE TO AN ADJACENT LOT AND TO CONSTRUCT A TWO-STORY STRUCTURE TO BE USED FOR TWO RESIDENTIAL UNITS ON THE FIRST FLOOR AND A COMMERCIAL RETAIL/OFFICE USE ON THE SECOND FLOOR. REQUIRES A GENERAL PLAN AMENDMENT, A MASTER OCCUPANCY PROGRAM, COMMERCIAL DEVELOPMENT PERMIT, A VARIANCE, AND A PRELIMINARY GRADING APPROVAL. LOCATED ON SOUTHEAST CORNER OF MILL STREET AND HIGHWAY 9. 9570 MILL STREET. APN; 077-104-01  
PROJECT PLANNER; MARK DEMING

**MARK DEMING.** Summarized proposed project, scope, uses and location. Town plan adopted by Board of Supervisors in late '80's. Was designated as addition to town park, and was reviewed by Parks Commission who recommended that the parcel not be acquired. Their recommendation was forwarded to the Board of Supervisors, who declined to accept property for park. Project also includes relocation of Mill Street, which will solve existing traffic problems at the intersection. Public Works has reviewed the road plan and identified some concerns, including the amount of grading that would be required and the difference in elevation between Mill Street and Highway 9. Applicant has worked with the Department of Public Works and Cal Trans to reconfigure the intersection.

0442

Showed slides and description of proposal.

First part of proposal is amendment of town plan and change to existing road system. Second part is commercial development permit, and third is variance. All findings can be made for all components.

### **PUBLIC HEARING OPENED**

**COMMISSIONER RUTH:** Question about improvements by Cal Trans or owner. Will there be an agreement between applicant and owner?

**MARK DEMING:** Agreement between County and applicant which would require bond for 150% of the cost of required improvements. Very high likelihood that this will be completed within 3 years. Can be reconsidered if improvements are imminent, but not completed within three years.

**KEN ROGERS (ARCHITECT):** Can accept conditions of approval and is available for questions as is the owner.

**COMMISSIONER SHEPHERD:** Feels that this a good project. Praises staff for amount of work that was required. Although project is small it is very intricate.

**COMMISSIONER BREMNER:** With problem of Oak Fungus could we substitute "other appropriate tree" as approved by staff in lieu of requirement for Coast Live Oak.

### **PUBLIC HEARING CLOSED**

### **M O T I O N**

COMMISSIONER SHEPHERD MOVED TO APPROVE WITH CONDITIONS; COMMISSIONER RUTH SECONDED.

VOICE VOTE      5-0      .

MOTION CARRIED AN-D SO ORDERED. PASSED 5-0.

### **ITEM H-5**

PUBLIC HEARING TO CONSIDER THE 2001 GROWTH GOAL.

OWNER: NONE

APPLICANT: COUNTY OF SANTA CRUZ

SUPERVISORIAL DISTRICT: ALL

PROJECT PLANNER: GLENDA HILL 454-3216