

there is nothing that can be done on the site, because there is not way to have proposal accepted.

WAYNE MILLER. Here for questions. Has been involved in County development activities for many years. Agree with protection of neighborhoods, but sees neighbors using regulations to “bludgeon” new development into meeting their wishes. House is not in most visible location, but is actually least visible. Neighborhood includes all development, not just recent development. Only a very subjective view would find that they are not consistent with all development. Apply more stringent standards where it will actually make a difference, right on the bluffs or on the beach.

JOAN VAN DER HOEVEN: Late additions to the packet. Letter from Reid Schantz with photos and other attachments.

COMMISSIONER SHEPHERD: Objects to late addition. Not time to read the submittal.

JOAN VAN DER HOEVEN: We encourage applicants and others to submit materials in time to have them submitted with the packet.

JOAN VAN DER HOEVEN: Presents history of project

MOTION

COMMISSIONER RUTH MOVED TO APPROVE. SECONDED BY COMMISSIONER SHEPHERD.

VOICE VOTE: 5-0

MOTION CARRIED AND SO ORDERED. PASSED 5-0

H-2. 98-0857 220 JANUELL ROAD, APTOS

APN: 041-233-50

Proposal to rezone property from the “R- 1 - 1 Acre” zone district to the “R- 1- 10” zone district, to create four single family residential parcels, and to construct four single family dwellings.

Requires a Rezoning, a Minor Land Division and a Roadway/Roadside Exception to reduce Jaunell Road from the required 56-foot right-of-way and 36-foot roadway to a 40-foot right-of-way and a roadway ranging in width from 20 feet to 30 feet, to eliminate a required four-foot planting strip, and to eliminate sidewalks on the northeastern portion of the property from the driveway for Lot 3 to the northeastern parcel boundary. Property located on the south side of Jaunell Road about 600 feet north from Soquel Drive, at 220 Januell Road.

OWNER: FRANK & GRACE VERDUZCO

APPLICANT: KATHY CASEY

SUPERVISORIAL DISTRICT: 2

PROJECT PLANNER: CATHY GRAVES

CATHY GRAVES gave the staff presentation. Three proposed sfds, one is existing; four lots

proposed. There is a nursery on site. All access is proposed from Jaunell Road. She described the parcel sizes of the surrounding area. There are areas over 30% slope on the property. There is existing 4 feet of fill on the site probably put there when Jaunell Drive was constructed. There is evidence of a riparian corridor on site, with riparian species and high water areas. She showed slides of the property and surrounding areas. The reason the property is zoned R- 1 - 1 because at one time sewer service was not available. A riparian woodland area was found during the environmental review period. The existing improvements and the existence of existing large trees justify the roadside and roadway exception. All findings can be made. Staff recommends the Planning Commission recommend approval to the Board of Supervisors.

COMMISSIONER BREMNER asked if the idea is to balance the urban/rural character, i.e. roadside exception. Why are you proposing R- 1- 1 O?

CATHY GRAVES replied that this is a transition area with many parcels developed to their highest density. This proposed zoning is a good balance between the densities of the existing areas.

COMMISSIONER BREMNER asked why we couldn't require more right-of-way and add a meandering sidewalk.

CATHY GRAVES replied that that is possible but the applicant is proposing to move the proposed houses away from the large trees. Moving the sidewalk in would constrain the building envelopes.

PUBLIC HEARING OPENED

CATHY CASEY, planning consultant for the owners, thanked Planning staff for their work on this application. Requests elimination of condition III d9a which is elimination of proposed street lighting; this is a rural like area and lighting is inappropriate. She previously submitted a petition in favor of the application. She considered a meandering sidewalk but there is a grade difference which was problematic.

GRACE AND FRANK VERDUZCO, owners, have lived on site for many years. They believe it is a good project and they put much thought into it.

SUSAN GRIFFIN, 9705 Monroe Avenue, about 500 feet from subject property. Has lived there for about 14 years. The neighborhood is on septic systems and has opposed annexation to sewer district due to cost and increasing density. There has been a history of septic failure in the area. Previous petitions not connected with this project requested the maintenance of the one acre minimum. Cited a regulation that requires property using septic systems that are near to sewer area have to meet higher standards for septic repairs. She believes that there is the possibility of saltwater intrusion and insufficient water in the area. Believes that this proposal will set a precedent for other rezonings in the area. There are other parcels in the vicinity that could

request minor land divisions. Due to discussions in the area about a possible future water connection moratorium, approval of this project seems inappropriate. Cited existing wildlife in the area that a higher density might threaten. Requests a continuance if the Commission plans to approve the rezoning in order for better neighborhood organization.

FRANK HIGHTOWER, 243 Jaunell, directly next door. Discussed the existing wildlife, including deer and quail, and expressed concern for their well being. Concerned about run-off coming off of the hill. The proposed density is too high. Recent development in the area has been on 1+ acre parcels. Current neighborhood character is quiet and country-like and this proposal would degrade that. Concerned about lack of parking and that people will park along the street and on the sidewalks.

PARKER SANTIAGO, 9770 Monroe Avenue, also mentioned other wildlife such as foxes, Read a portion of a letter previously submitted. This rezoning would result in a 300% increase in density for this property. Cited traffic congestion on Soquel Drive and this proposal would contribute to the congestion. Concerned about drainage on Soquel Drive and believes the issue has not been adequately addressed in the staff report. Concerned about water quantity shortfalls within the Soquel Creek Water District. References Soquel Creek Water District reports concerning water shortages, saltwater intrusion, recharge shortfalls. Does not support this application. Most of the zoning in the area is R-1-20 and very little is R-1-6. References report from Patrick McCormick of LAFCO dated September 2000: water shortage in Pajaro Valley and this area is also on Aromas Red Sands. There is a water quantity shortage; therefore, this application should not be approved. Cites 1.1.2 and 5.1.1 of the General Plan that prohibits annexations while there is a moratorium, although there is not one currently, or when other service limitations. Also wants a continuance for further preparation.

RAYMOND BOBBIE, lives in the area uphill, believes the rezoning would be precedent making. The higher density should be located near to Soquel Drive, not this far up Jaunell Road. Higher density would disturb the wildlife, mentioned frogs.

MARK NELSON, 215 Jaunell, directly across the street. Supports the application; believes the applicant has made every effort to mitigate any possible hazards. Believes the drainage situation will improve. Doesn't support the proposed street lights; many neighbors use telescopes.

CATHY CASEY states that the property owners in the area were advised early in the process and she sent out additional notices beyond the required County noticing. The current zoning would not allow additional units on the property because of road widening requirements would reduce the net site area below the one acre minimum. She is proposing a storm drain system that will improve the existing drainage situation. The property is already within the sewer district; no annexation is necessary.

PUBLIC HEARING CLOSED

COMMISSIONER RUTH believes the rezoning is appropriate as a transition between the multi-family area and the single-family area. He spoke with the applicant's engineer and there is a drainage problem existing but the proposed drainage problem will correct this. Supports the requirement for the street lighting for pedestrian safety reasons. Soquel Creek Water District letter dated December 11, 2000 states there is no saltwater intrusion problem.

COMMISSIONER HOLBERT supports the project as appropriate in-fill as identified in the General Plan. Concerned about the water, but Soquel Creek says there is no problem and until they start doing so, we shouldn't second guess them.

COMMISSIONER SHEPHERD questions where the sewer line is and how many lots would be served and Graves stated that the sewer line runs along Soquel Drive.

COMMISSIONER SHEPHERD also supports the project as appropriate in-fill. Also stated that until Soquel Creek stops issuing will-serve letters, we must presume that water is available.

COMMISSIONER BREMNER cannot support the rezoning. It is within the Urban Services Line, but developing the property at the highest density of the General Plan range is not appropriate. R-1-20 is more appropriate. Also has concerns about the drainage plan, but deferred to Commissioner Ruth on this matter.

COMMISSIONER CLARK supports the application and feels it is within the neighborhood character.

COMMISSIONER RUTH moves recommendation to the Board of Supervisors approval of the application based on the attached findings and conditions.

SECONDED BY COMMISSIONER HOLBERT.

COMMISSIONER SHEPHERD asks about the street lighting condition. Feels it should be deleted.

COMMISSIONER RUTH MOVED TO AMEND THE MOTION TO DELETE STREET LIGHTING CONDITION. SECONDED BY COMMISSIONER SHEPHERD.

MOTION

RAHN GARCIA, County Counsel, requests that the motion be amended to clarify that a parcel map is required, not a final map.

COMMISSIONER RUTH and COMMISSIONER HOLBERT agree.

0500

VOICE VOTE: Commissioners Ruth, Holbert, Clark, and Shepherd voted for
Commissioner Bremner voted against

MOTION CARRIED AND SO ORDERED. PASSED 4-1

H-3. 97-0838 ()**

NO SITUS

APN: N/A

Proposal to construct a 1.25 mile Caltrans standard 1 bike path from Wilder Ranch State Park to Shaffer Road along the south side of State Route 1 within the Caltrans right-of-way. The path is proposed at 8 feet wide with two-foot graded shoulders (typical). The plans include a 30 foot long prefabricated bridge, two standard Caltrans Type 1A retaining walls approximately six feet high and 100 feet long, two pier and lagging retaining walls approximately 6 feet high and 200 feet long, a 15 foot extension of a four-foot diameter culvert with a storm drain manhole, and a 10 foot extension of a two-foot diameter culvert with a storm drain manhole. The project will involve grading approximately 2000 cubic yards of material, creating three-foot high berms adjacent to State Route 1, and installation of a four-foot high wire mesh fence and a wire mesh fence with wood rails. Requires a Coastal Zone Permit, Grading Permit, Riparian Exception, and a Development Permit to increase the maximum three-foot fence/retaining wall height limitation within the right-of-way. Property is located on the south side of State Route 1 right-of-way between Shaffer Road and the Wilder Ranch State Park, in the Bonny Doon Planning Area.

OWNER: STATE OF CALIFORNIA, DEPARTMENT OF TRANSPORTATION

APPLICANT: COUNTY OF SANTA CRUZ, DEPARTMENT OF PUBLIC WORKS

SUPERVISORIAL DISTRICT: 3

PROJECT PLANNER: CATHY GRAVES

CATHY GRAVES showed slides of the bike path area. This path will also be used for pedestrians and equestrians. Current path doesn't meet ADA regulations.

COMMISSIONER SHEPHERD asked about material proposed for path,

CATHY GRAVES replied asphalt-concrete.

PUBLIC HEARING OPENED

JOHN PRESLEIGH, applicant representing Department of Public Works, says this project helps implement the Monterey Bay Sanctuary Plan. This project started about 3.5 years ago, about \$900,000 in funds have been acquired. John acknowledged the many agencies that have contributed to this project.

JACK SOHRIAKOFF, of the Public Works Department, is the project engineer. Several retaining walls are required. Path will be 8 feet of asphalt concrete with a 2 foot shoulder, which meets the CALTRANS design standards. There will be signs requesting that the path be shared, also that the use should be limited from dusk to dawn because of the red legged frogs, which have significant night activity. Fencing will match the fencing in the area, wooden near Wilder Ranch,