

# COUNTY OF SANTA CRUZ PLANNING COMMISSION MINUTES

0669

DRAFT

**DATE:** February 28, 2001

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

**COMMISSIONERS PRESENT:** ROBERT BREMNER, TED DURKEE, RENEE SHEPHERD  
DENISE HOLBERT (CHAIRPERSON), DENNIS OSMER,,  
TEALL MESSER.

**STAFF MEMBERS PRESENT:** CATHY GRAVES, DAVID JOHNSTON, MELISSA ALLEN,  
JOAN VANDERHOEVEN, FRANK BARRON, MARK DEMING

**COUNTY COUNSEL PRESENT:** JIM LEWIS

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, Durkee, Holbert, Osmer, 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:** Corrections to Item G-2 will be read into the record. Item H-1 (Atherton Place) to be heard at 1:30 rather than the morning.
- E. ORAL COMMUNICATIONS:** None.
- F. CONSENT ITEMS:**
  - F-1** ~~00-0308 3345 POLO DR APTOS APN(S): 041-181-20~~  
Proposal to construct a two-story single family dwelling with an attached carport. Requires a Riparian Exception and Variance to reduce the required 20' front yard setback to about 3'. Project is located on the northwest side of Polo Avenue, about 70' south of the intersection of Polo Avenue with North and South Drives.  
OWNER: DINYARI NAMVAR & SHIRIN H/W

**CHARLES PAULDEN:** Resident of Pleasure Point for 30 years. Significant windbreak will be lost. Visual landmark. Should not be thrown away. Read statement re: microclimate and windbreak, importance of this area.

**MIKE GUTH:** Resident of East Cliff Drive. Has changed stance on this project, now in favor of it since it has been redesigned. It has been re-proposed at a lower level, having taken into consideration the neighborhood concerns. Still has a couple of concerns that can be addressed through permit conditions that he will talk to the Planner about prior to the next hearing.

**COMMISSIONER BREMNER:** Asked Mr. Guth to notify neighbors of next meeting.

**MIKE GUTH:** Agreed to notify the 400 neighbors that he had a good address for on his petition.

**UNIDENTIFIED MAN:** Asked for story poles on property.

**PUBLIC HEARING CLOSED (TO BE REOPENED NEXT TIME ITEM IS HEARD)**

COMMISSIONER BREMNER MOVED TO CONTINUE THIS ITEM TO MARCH 14, 2001. SECONDED BY COMMISSIONER OSMER. Commissioner Holbert asked that County staff re-notice this item to the neighbors within 300'. Commissioner Bremner asked that the property be re-posted on each property line on the Moran Way side and the East Cliff Drive side.

VOICE VOTE 5-0

MOTION CARRIED AND SO ORDERED. PASSED 5-0

COMMISSIONER BREMNER LEFT THE MEETING AT THIS POINT. COMMISSIONER MESSER STEPPED IN FROM THIS POINT FORWARD.

**G-2. 99-0345 211 KEYSTONE WY PARADISE PARK APN(S): 061-321-11**

Continued consideration of a proposal to create three single-family residential parcels. Requires a Minor Land Division, Roadway Exception, Historic Preservation Plan and an Amendment to Permit 80-1 16-PD. Property located at the west end of an unnamed 24' wide right of way, about 190' west of Henry Cowell Drive in the Graham Hill Estates subdivision.

OWNER: PARADISE PARR MASONIC CLUB INC.

APPLICANT: PARADISE PARR MASONIC CLUB INC.

SUPERVISORIAL DIST: 5

PROJECT PLANNER: JOAN VAN DER HOEVEN, 454-3 140

**DRAFT**

**CATHY GRAVES:** Introduced item.

**JOAN VAN DER HOEVEN:** Stated that there were some edits to the report from the previous hearing. Read these into the record. Presented staff report to the Commission.

**COMMISSIONER OSMER:** Asked if there was an existing permit that would be considered due to the existence of the house at the top of the hill.

**JOAN VAN DER HOEVEN:** Stated that the house pre-dated the zoning ordinance.

**COMMISSIONER MESSER:** Asked if there was a reason for not allowing concrete.

**JOAN VAN DER HOEVEN:** The Graham Hill Estates subdivision wanted it to be a very natural look.

**COMMISSIONER MESSER:** Asked about what "indigenous building design" means in this application as part of the design standards.

**UNIDENTIFIED MAN:** Stated that the design guidelines follow the Graham Hill Subdivision guidelines because that is what's in their easement agreement.

**COMMISSIONER MESSER:** Asked how these guidelines were going to be enforced.

Discussion ensued among Commissioners.

**JOAN VAN DER HOEVEN:** Conditions state that the parcel map will meet the following conditions . . . they are conditions of approval that are recorded with the land and any development would have to comply with that. Final inspection approval would not be granted until these conditions would be met.

**COMMISSIONER HOLBERT:** Stated that the ongoing compliance issues are difficult once a project has been built out. If property owners do not comply with the provisions of the subdivision, they get into civil problems. There isn't much the County can do at that point.

**CATHY GRAVES:** As far as what's approved to be built, it's up to the County to be sure that the provisions are being met when plans are approved.

**COMMISSIONER MESSER:** Asked if there was a Homeowners Association that would enforce ongoing conditions such as gardens being visible from the street, etc.

**COMMISSIONER SHEPHERD:** Stated that there is a Homeowners Association that has broad powers to do this.

**COMMISSIONER HOLBERT:** Doesn't like the idea of the larger subdivision having the ability to tell this smaller development what to do. Had question about mitigation of tree removal.

**JOAN VANDERHOEVEN:** Lots are heavily wooded so no replacement trees are being proposed.

Discussion ensued among Commissioners and staff about appropriate mitigation.

**CATHY GRAVES:** Stated that the Environmental Coordinator required that the building sites be changed to accommodate the removal of fewer trees. Revised number of trees is only 23 trees, not 41.

**COMMISSIONER HOLBERT:** Feels that the "potentially significant impact" stated in the Initial Study for this project has now been reduced to less than that due to fewer number of trees proposed to be removed.

**PUBLIC HEARING OPENED**

**JAMES WELLS:** Representing Paradise Park Masonic Club. Spoke of the easement granted as part of the Graham Hill Estates subdivision.

**PUBLIC HEARING CLOSED**

**MOTION**

**DRAFT**

COMMISSIONER SHEPHERD MOVED TO APPROVE STAFF RECOMMENDATION AND RESOLUTION IN THE NEW STAFF REPORT. SECONDED BY COMMISSIONER OSMER:

VOICE VOTE 5-0

MOTION CARRIED AND SO ORDERED. PASSED 5-0,

**H. SCHEDULED ITEMS:**

**H-2.** General Plan/Local Coastal Program Land Use Plan Amendments; Revising Figure 2-2 (Special Land Division and Density Requirements) and deleting the term "Development Activity" from the title of the table illustrating the definition of "Development/Development Activity".

APPLICANT: COUNTY OF SANTA CRUZ

PROJECT PLANNER: MARK DEMING, 454-3183

**CATHY GRAVES:** Introduced item.

**MARK DEMING:** Presented staff report.

**PUBLIC HEARING OPENED**

**PUBLIC HEARING CLOSED**

**MOTION**

COMMISSIONER DURKEE MOVED TO APPROVE STAFF RECOMMENDATION. SECONDED BY COMMISSIONER OSMER.