



## County of Santa Cruz

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BRUCE DAU, Chairperson  
KEN KIMES, Vice Chairperson  
Ken Corbishley, Executive Secretary

### SANTA CRUZ COUNTY AGRICULTURAL POLICY ADVISORY COMMISSION REGULAR MEETING

MINUTES – October 19, 2006

Members Present

Bruce Dau  
Frank “Lud” McCrary  
Sam Eamshaw  
Ken Corbishley (**ex officio**)

Staff Present

Joan Van der Hoeven  
Lisa LeCoump  
Nell Sulborski

Others Present

Jenny Shelton  
Roger & Arleen Betz  
Doug Stratton  
Eric Thelen  
Donald Schwartz  
Dorothy Glaums  
Brett Brenkwitz  
Raymond C. Esche  
Robin Brownfield

1. The meeting was called to order by Bruce Dau at 1 :35p.m.
2. (a) Approval of August 17, 2006 Minutes  
  
M/S/P to approve the minutes.  
  
(b) Additions/Corrections to Agenda  
  
None.
3. Review of APAC correspondence:  
  
None.
4. Commissioner’s Presentations:

None.

5. Oral Communications:

None.

CONSENT AGENDA:

Notice of Pending Action pursuant to County Code Section 16.50.095(g).

6. Proposal to recognize the installation of a mobile home **as** a Temporary Agricultural caretaker's Quarters (originally permitted under #90-1255), and to reduce the Agricultural Buffer Setback from 200 feet to about 90 feet. The project requires an Agricultural Development Permit and an Agricultural Buffer Determination. The property is located on **the** north side of Wagner Avenue, about 2,000 feet west of the intersection with East Lake Avenue in Watsonville.  
Application: #06-0341  
APN: 048-231-12  
Applicant: Claire Machado  
Owner: Barbara Jean Leighton  
Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)
7. Proposal to construct **a** room addition to an existing single-family dwelling. The project requires an Agricultural Buffer Determination. The property is located on the east side of Jolon Drive, about 600 feet north from Hathaway Avenue, off Green Valley Road, at 149 Jolon Drive in Watsonville.  
Application: #06-0392  
APN: 051-375-02  
Applicants/Owners: Jorge & Maria Isabel Alvarez  
Project Planner: Joan Van der Hoeven, phone 454-5174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)
8. Proposal to construct a room addition to an existing single-family dwelling. Requires an Agricultural Buffer Determination. Property located approximately ¼ mile northwest of the intersection **of** Green Valley Road and Cowles Road, at 31 **Cowles** Street in Watsonville.  
Application: #06-0496  
APN: 050-261-38  
Applicant: Peter Barnum  
Owners: Antonio & Isidora J. Lopez  
Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us).

9. Proposal to construct two trellis covered decks attached to an existing single-family dwelling within the required agricultural buffer setback. This project requires an Amendment to the Agricultural Buffer Setback Determination 87-0283. The property is located on the northeast side of Amesti Road, about 1,100 feet northwest of Green Valley Road, at 118 Amesti Road in Watsonville.  
Application: #06-0499  
APN: 050-201-33  
Applicant: Esteban Aceves  
Owner: Miguel Gonzalez-Ruiz  
Project Planner: Joan Van der Hoeven, phone 454-5174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)
10. Proposal to construct a two-story room addition to an existing single-family dwelling. This project requires an Agricultural Buffer Determination. The property is located at the end of Barbara Way, 700 feet northeast of Calabasas Road, at 276 Barbara Way in Watsonville.  
Application: #06-0413  
APN: 049-201-41  
Applicant: Carey Casey  
Owner: Javier Paredez  
Project Planner: Joan Van der Hoeven, phone 454-5174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

M/S/P to accept consent agenda.

#### REGULAR AGENDA:

11. Proposal to convert and expand an existing garage to a Second Unit, and construct a two-story addition to an existing single-family dwelling. This project requires an Agricultural Buffer Determination. The property is located on the north side of Lakeview Road, about 500 feet northeast from the intersection of Lakeview Road and Strawberry Hill, at 561 Lakeview Road in Watsonville.  
Application: #06-0405  
APN: 051-431-26  
Applicant: Jenny Shelton  
Owners: Roger & Arleen Betz  
Project Planner: Joan Van der Hoeven, phone 454-5174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave the staff report. Staff recommended approval of the project with the reduction in the Agricultural Buffer. No communication had been received from the public.

The Commissioners had questions about the placement of the fence and the location of the garage. Joan explained that the garage had been built without benefit of permits and was to be removed.

Some of the neighbors were present at the meeting.

Doug Stratton, neighbor, had a question about the septic system.

Eric Thelen, adjacent neighbor, said that he approves ~~of~~ the fence and is happy with the improvements to the property, but requested that the fence be required before construction began.

The applicant did not have a problem with installing the fence prior to construction.

A change was suggested on page 6, Conditions of Approval II. A. 2. to require that the fence be installed prior to require that the fence be installed prior ~~to~~ construction.

Commissioner Dau suggested striking item #3 on page 4 ~~in~~ the findings, since the proposed building was discretionary.

Commissioner Dau suggested striking the commentary under number 2 on page 5, since the ~~use~~ of a property can change.

M/S/P to approve staffs recommendation with the suggested changes.

12. Proposal to construct a Second Unit with an attached Habitable Accessory Structure and garage on a parcel with an existing single-family dwelling and agricultural structures. The project requires an Agricultural Setback Determination. The property is located on the east side of Valencia Road, about one mile north from Freedom Boulevard, 3 100 Valencia Road, Aptos.  
Application: #06-0122  
APN: 041-132-24  
Applicant: Brett Brenkwitz, Architect  
Owners: Glaum Family LLC

Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

Joan Van der Hoeven gave ~~the~~ staff report. Staff is recommending approval ~~of~~ the project. No communication had been received from the public.

Commissioner Dau questioned the need for a vegetative barrier, given 30 foot drop in elevation.

Donald Schwartz, neighbor, explained that he and his family have been having health issues that he feels are related to activities on the site in question. He also expressed his belief that the property had been converted from an agricultural use to a manure

processing operation, by the removal of the chickens to another location.

Joan Van der Hoeven explained that these concerns could be addressed by filing a complaint with the Code Compliance Division of the Planning Department. Commissioner Dau added that the issue could be brought back to the Agricultural Policy Advisory Commission at a future meeting if he felt his concerns were not being addressed.

Commissioner Dau suggested omitting the requirement for the vegetative hedge.

M/S/P to approve staffs recommendation with this change

13. Proposal to construct a single-family dwelling. The project requires an Agricultural Buffer Determination. The Property is located on the east side of Cutter Drive, about 2 miles north from College Drive, immediately north of 160 Cutter Drive in Watsonville. Application: #06-0439  
APN's: 051-292-02, & 051-292 -18  
Applicant: Robin Brownfield  
Owner: Raymond C. Esche  
Project Planner: Joan Van der Hoeven, phone 454-5 174, [pln140@co.santa-cruz.ca.us](mailto:pln140@co.santa-cruz.ca.us)

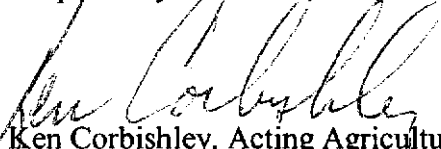
Joan Van der Hoeven gave the staff report. Staff is recommending approval of the project. No communication had been received from the public.

Raymond C. Esche, owner, described some of the conditions at the site.

M/S/P to approve staffs recommendations.

There being no further business, the meeting was adjourned.

Respectfully submitted,



Ken Corbishley, Acting Agricultural Commissioner, Executive Secretary

KC:ll