



BRUCE DAU, Chairperson
KEN KIMES, Vice Chairperson
DAVID W. MOELLER, Executive Secretary

SANTA CRUZ COUNTY AGRICULTURAL POLICY
ADVISORY COMMISSION
REGULAR MEETING

MINUTES – April 21, 2005

Members Present

Bruce Dau
Sam Earnshaw
Ken Kimes
Frank "Lud McCrary
Dave Moeller (ex officio)

Staff Present

Joan Van der Hoeven
Nell Sulborski
Lisa LeCoup
Glenda Hill
Julianne Ward

Others Present

David Foster
Don Yeo
Shandra Dobrovolny
Amy Howly
Camile Smithvallen
Joseph Williams
Susan Giles
Janette Magana
Stephanie Camacho
Wendy Weil
Darlene Din
Susun Gallery
Robert Corbett

1. The meeting was called to order by Bruce Dau at 1:30 p.m.
2. (a) Approval of March 17, 2005 Minutes

M/S/P to approve the minutes of March 17, 2005

(b) Additions/Corrections to Agenda

- Fax from Haselton and Haselton, Attorneys at Law, dated April 19, 2005, regarding Item #8
- E-mail from David Gazek, constituent of Ellen Pirie's district, dated **April 21,**

2005, regarding Item #8

- Revision on resolution exhibit B, Item #8
- Article about Ag Tourism submitted by Assistant Planning Director Mark Deming

3. Review of APAC correspondence:

- Santa Cruz Sentinel Article “Coastal Farming Preserved” dated April 5, 2005
- Other items address above as Additions/Corrections to Agenda

4. Commissioner’s Presentations:

None

5. Oral Communications:

None

6. Informational Item:

Redman House, 1635 West Beach Street, Watsonville
APN: 052-271-04
Update on Redman Foundation by Robert Corbett, Architect

CONSENT AGENDA:

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

7. Proposal to construct a second story room addition to an existing single-family dwelling. Requires an Agricultural Buffer Determination and a Coastal Development Permit. Property located on an un-named right-of-way about 360 feet north from Spring View Road, off Spring Valley Road, at 177 Spring View Road in Watsonville.
Application: #04-0357
APN: 046-031-19
Applicants/Owners: Mr. & Mrs. Timothy & Linda Kesler
Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 44 feet (front - 09), 52 feet (south

side - 18), 60 feet (north side - 20) to the single-family dwelling from the adjacent CA zoned property known as APN 046-03 1-09, -18, -20, proposed under Application #04-0357, with the recommended conditions. No communications were received from the public or the neighbors.

M/S/P to accept consent agenda.

REGULAR AGENDA:

8. Consideration of conceptual ordinance amendments to allow Large Family Child Care Homes on land zoned for agriculture.
APN: N/A, County-wide
Project Planner: Julianne Ward, phone 454-3226

Julianne Ward and Glenda Hill gave the staff report and explained the replacement resolution. The Staff is not recommending that APAC review applications for large family day care homes on agricultural land, because it may be over burdensome for childcare providers. The agricultural buffer setback ordinance only applies to new development, but the change of use is not considered new development. Additional correspondence has been received on this issue.

A number of people spoke on this issue, including:

David Foster, of Child Care Ventures
Don Yeo, a resident of Crest Drive
Shandra Dobrovolny
Amy Howly, a parent of a child attending daycare on Crest Drive
Camile Smithvallen, a parent of a child attending daycare on Crest Drive
Joseph Williams, a resident of Crest Drive
Susan Giles, a parent of a child attending daycare on Crest Drive
Janette Magana, a parent of a child attending daycare on Crest Drive
Stephanie Camacho, Board of Supervisors
Darlene Din, Farm Bureau
Susun Gallery, owner of the daycare on Crest Drive
Wendy Weil, neighbor of the daycare on Crest Drive

The Commissioners discussed the issue at length.

M/S/P to continue discussion of this issue until the next meeting.

9. Proposal to maintain a farm labor housing unit, to change the use of an existing single-family dwelling to a farm labor housing unit, and to recognize a 739 square foot addition to an existing temporary agricultural caretaker's mobile home and change its use to a single-family dwelling, on site where a single-family dwelling, detached barn, detached garage, and a detached storage building exist. Requires an Agricultural Development Permit for Farm Labor Housing. Property located on the west side of Green Valley Road, approximately a half mile north of the intersection with Wheelock Road, at 1275 Green Valley Road in Watsonville.

Application: #05-0052

APN: 109-131-02

Applicant: Ron Gordon

Owner: Joseph Morris

Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 35 feet to the single-family dwelling from the adjacent CA zoned property known as APN 109-131-16, and recognition of the two farm caretaker's quarters and addition to the single-family dwelling as proposed. No communications were received from the public.

M/S/P to accept the staffs recommendation to approve the project with the proposed conditions.

10. Proposal to construct a two-story single-family dwelling with an attached garage. Requires an Agricultural Buffer Determination and Zoning Administrator's signoff to utilize a less than 40-foot right-of-way. Property located on the south side of Melody Lane, about ¾ mile east from Green Valley Road, east of 790 Melody Lane in Watsonville.

Application: #05-0137

APN: 051-012-23

Applicants/Owners: Mr. & Mrs. Manuel & Alicia Alvarez

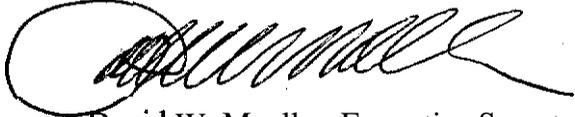
Project Planner: Joan Van der Hoeven, phone 454-5174

Joan Van der Hoeven gave the staff report. Staff is recommending approval of an Agricultural Buffer Reduction from 200 feet to about 65, 125 and 195 feet to the single-family dwelling from the adjacent CA zoned properties with the recommended restrictions. A letter was received from an adjacent neighbor, regarding his concerns about reducing the buffer.

M/S/P to accept the staffs recommendation to approve the project with the proposed conditions.

There being no further business, the meeting ~~was~~ adjourned at 3:50 p.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read "D. W. Moeller", is written over a circular stamp or mark.

David W. Moeller, Executive Secretary

DWM:ll