



COUNTY OF SANTA CRUZ

PLANNING DEPARTMENT

701 OCEAN STREET - 4TH FLOOR, SANTA CRUZ, CA 95060
(831) 454-2580 FAX: (831) 454-2131 TDD: (831) 454-2123

KATHLEEN MOLLOY PREVISICH, PLANNING DIRECTOR

March 25, 2016

Agenda Date: April 13, 2016

Agenda Item # 6

Time: after 9:00 a.m.

Planning Commission
County of Santa Cruz
701 Ocean Street
Santa Cruz, CA 95060

Subject: Continuance of Appeal of Zoning Administrator's approval of Application 141212 for a Commercial Development Permit to allow construction of a 64 foot tall monopine wireless communication facility

Members of the Commission:

On March 23, 2016, your Commission considered Application 141212, continued from the January 13, 2016 Planning Commission public hearing agenda, for clarification of the zoning designation and the use and development standards associated with the proposed use, required project findings, and to allow for re-noticing of the public hearing. Following a duly noticed public hearing and public testimony, your Commission directed the Planning Department to prepare special CA findings pursuant to County Code Section 13.10.314 for consideration by your Commission on the April 13, 2016 Planning Commission agenda.

Your Commission will recall that the Planning Commission motion to require special findings for CA and AP uses for the proposed project was predicated upon interpretation of County Code Section 13.10.473 that A-P zoned property is required to be treated as CA zoned property and subject to the regulations of the CA zone district.

The wireless regulations (County Code Section 13.10.661 {B} {4}) require approval of a Telecommunications Act Exception for locating wireless facilities within the CA zone district. Consideration of a Telecommunications Act Exception requires a revised project description, which requires re-noticing of the proposal. Given the time required for additional public noticing, it is recommended that your Commission continue this project to the April 27, 2016 hearing.

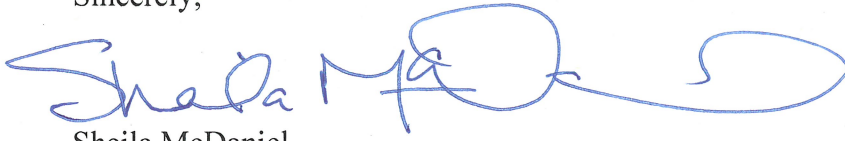
Staff Recommendation

It is therefore recommended that your Commission:

1. **CONTINUE** Application 141212 to April 27, 2016 to allow re-noticing of the project to

include a Telecommunication Act Exception.

Sincerely,



Sheila McDaniel
Project Planner
Development Review

Reviewed By: Steven Guiney

Steven Guiney, AICP
Principal Planner
Development Review