



County of Santa Cruz Planning Commission Minutes

Planning Department, 701 Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, May 12 @ 9:30 AM

**Location : Board of Supervisors Chambers, Room 525
County Government Center
701 Ocean Street
Santa Cruz, CA 95060**

REGULAR AGENDA ITEMS

1. Roll Call

Commissioners present: Commissioner Lazenby (Chair), Commissioner Gordin (Vice Chair), Commissioner Shaffer Freitas, Commissioner Shepherd, Commissioner Dann

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the April 28, 2021 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve the minutes as prepared by staff.

MOTION/SECOND: Dann/Gordin

AYES: Lazenby, Gordin, Shaffer Freitas, Shepherd, Dann

NOES: None

ABSTAIN: None

ABSENT: None

6. 191157

1555 Soquel Drive., Santa Cruz 95065

**APNs: 025-481-01,
025-081-02, 025-081-03**

Proposal to amend the Master Plan for Dominican Hospital (88-0065) by establishing a Planned Unit Development (PUD) for construction of an approximately 85,000 square foot addition to the existing hospital facility to facilitate construction of a new surgery department and reconfiguration of the existing emergency room. Project includes construction of a three-story parking structure on adjoining parcels. Requires approval of a Planned Unit Development, Commercial Development Permit, amendment to Master Plan 88-0065, Sign Exception, and adoption of a Mitigated Negative Declaration and Mitigation Monitoring and Reporting Program pursuant to the requirements of the California Environmental Quality Act (CEQA).

OWNER: Dignity Health

APPLICANT: Hamilton Land Planning attn: Deidre Hamilton

SUPERVISORIAL DISTRICT: 1

PROJECT PLANNER: Nathan MacBeth, (831) 454-3118

EMAIL: Nathan.MacBeth@santacruzcounty.us

ACTION: Move the staff recommendation to adopt the resolution (Exhibit A) recommending that the Board of Supervisors adopt the Mitigated Negative Declaration and Mitigation Monitoring and Reporting

Program per the requirements of the California Environmental Quality Act (CEQA); adopt the Planned Unit Development ordinance (exhibit B)I and approve application 191157, based on staff findings and conditions of approval, with minor revisions made during the hearing.

Revisions: Page 8-9: Add discussion regarding stormwater analysis.

Page 12: Revise PC Resolution to reflect correct Chairperson, Judith Lazenby.

Page 32: Revise Condition II.B regarding timing of payment of Stormwater fees.

Page 33: Strike Condition II.K as Hospitals are not subject to AHIFs.

MOTION/SECOND: Dann/Shepherd

AYES: Lazenby, Gordin, Shaffer Freitas, Shepherd, Dann

NOES: None

ABSTAIN: None

ABSENT: None

APPEAL INFORMATION

Denial or approval of any permit by the Planning Commission is appealable to the Board of Supervisors. The appeal must be filed with the required appeal fee within 14 calendar days of action by the Planning Commission. To file an appeal you must write a letter to the Board of Supervisors and include the appeal fee. For more information on appeals, please see the "Planning Appeals" brochure located in the Planning Department lobby, or contact the project planner.

APPEALS OF COASTAL PROJECTS

(*) This project requires a Coastal Zone Permit which is not appealable to the California Coastal Commission. It may be appealed to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission.

(**) This project requires a Coastal Development Permit. Denial or approval of the Coastal Development Permit is appealable to the Board of Supervisors; the appeal must be filed within 14 calendar days of action by the Planning Commission. After all local appeal periods have ended (grounds for appeal are listed in the County Code Section 13.20.110), approval of a Coastal Development permit is appealable to the California Coastal Commission. The appeal must be filed with the Coastal Commission within 10 business days of receipt by the Coastal Commission of notice of final local action.

Note regarding Public hearing items: If any person challenges an action taken on the foregoing matter(s) in court, they may be limited to raising only those issues raised at the public hearing described in this notice or in written correspondence delivered to the Planning Commission at or prior to the public hearing.

Agenda documents may be reviewed at the Planning Department, Room 420, County Government Center, 701 Ocean Street, Santa Cruz.

The County of Santa Cruz does not discriminate on the basis of disability, and no person shall, by reason of a disability, be denied the benefits of its services, programs, or activities. The Board of Supervisors chambers is located in an accessible facility. If you wish to attend this meeting and you will require special assistance in order to participate, please contact the ADA Coordinator at 454-3137 (TDD/TTY number is 711) at least 72 hours in advance of the meeting to make arrangements. As a courtesy to those persons affected, please attend the meeting smoke and scent free.