



## County of Santa Cruz Planning Commission Minutes

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

**Meeting Date : Wednesday, May 26, 2021 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 May 12, 2021 Planning Commission meeting as submitted by the Planning Staff.

*ACTION: Approve the minutes as prepared by staff.*

*MOTION/SECOND: Dann/Shaffer Freitas*

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

*NOES: None*

*ABSTAIN: None*

*ABSENT: None*

**6. Public hearing to review and provide recommendation to the Board of Supervisors on proposed amendments to the County Code regarding Accessory Dwelling Units and an associated CEQA Notice of Exemption. Amendments to Chapters 13.10 and 13.20 are coastal implementing and will require Coastal Commission certification after County adoption.**

**SUPERVISORIAL DISTRICT:** County-Wide

**PROJECT PLANNER:** Daisy Allen, (831) 454-2801

**EMAIL:** Daisy.Allen@santacruzcounty.us

*ACTION: Adopt the attached resolution (Exhibit A), recommending that the Board of Supervisors: Direct staff to file the California Environmental Quality Act Notice of Exemption (Exhibit B) with the Clerk of the Board; and adopt the ordinance (Exhibit C) modifying County Code regarding Accessory Dwelling Units, and adding De Minimis Waiver provisions to coastal regulations; and direct staff to transmit the amendments to the California Coastal Commission with the following changes:*

**Multifamily dwellings:** 13.10.681(D)(3)(b): Change “or” to “and,” allowing both two detached ADUs and 25% conversion ADUs for multifamily dwellings.

**Driveways:** 13.10.681(D)(5)(b): Remove this provision from the ordinance, so that separate driveways for ADUs are allowed.

**Setbacks:** 13.10.681(D)(7)(a)(ii): Add a requirement for an 8-foot rear yard setback for ADUs exceeding 16 feet in height, with an exception for stairways, and disallowing windows at eye level for stairways located within the setback distance.

**Parking:** 13.10.681(D)(7)(d)(v): Replace subsections A, B, and C with "LODA," "SALSDA," "DASDA," so that the areas subject to special coastal parking regulations for ADUs are the same areas subject to special vacation rental regulations.

**Impact fees:** 13.10.681(H)(3): In the first sentence of this section, remove the words "New Construction" before ADU.

MOTION/SECOND: Shaffer Freitas/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.