



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, October 27, 2021 @ 9:30 AM

Location : Remote Public Hearing

REGULAR AGENDA ITEMS

1. Roll Call

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

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 September 08, 2021 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve the September 08, 2021 minutes as prepared by staff.

MOTION/SECOND: Dann/Gordin

AYES: Shaffer Freitas, Lazenby, Gordin, Dann

NOES: None

ABSTAIN: Shepherd

ABSENT: None

6. 211018

78 Atkinson Ln., Watsonville 95076

**APNs: 048-221-09
& 019-236-01**

Design Review of the proposed architecture and related site plans for a portion of the Atkinson Lane Planned Unit Development approved by the Board of Supervisors in 2014 (Ord. 5183). The current project includes a total of 80, 100% affordable, multi-family rental housing units, with a community room, shared open space, parking and circulation, including an access road connecting to Brewington Avenue, and a temporary emergency vehicle access (EVA) over APN 019-236-01 connecting with Atkinson Lane in Watsonville. This requires a Design Review Permit, including Minor Variations for additional height at the stair tower at Building B and for revisions to the project access, a Minor Riparian Exception for the EVA and a determination that the proposed project is consistent with the adopted 2009 Atkinson Lane EIR, 2014 Addendum and Amended Mitigations and Monitoring Program and complies with the provisions of the California Environmental Quality Act (CEQA).

Property located between the southeast side of Atkinson Lane (78 Atkinson Lane) and the northwestern end of Brewington Avenue in Watsonville.

APPLICANT: MidPen Housing Corporation

OWNER: MP Berry Farms LLC (MidPen)

SUPERVISORIAL DISTRICT: District 4 / City of Watsonville

PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480

EMAIL: Lezanne.Jeffs@santacruzcounty.us

ACTION: Adopt the Resolution (Exhibit A) contained in the staff report, providing a recommendation to the Board of Supervisors to confirm staff's finding that the proposed design for Pippin Phase II is consistent with the 2009 EIR and 2014 EIR Addendum and adopted Mitigation Monitoring and Reporting Program (Exhibit C) and approve the proposed design and layout for the project submitted as application 211018, based on the findings and conditions of approval.

MOTION/SECOND: Dann/Shaffer Freitas

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

NOES: None

ABSTAIN: None

ABSENT: None

7. 181121**

8 Mesa Way, Watsonville 95076

APN: 046-172-17

Appeal of the Zoning Administrator's approval of a proposal to demolish an existing 1,200 square foot single family dwelling and construct a new 2,514 square foot two story single family dwelling. Project includes approximately 650 cubic yards of grading. Requires a Coastal Development Permit, Preliminary Grading Approval, Over Height Fence/Retaining Wall Approval, and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA).

Property is located on the west of Mesa Way approximately 200 feet south of the intersection with Sunset Beach Drive (8 Mesa Way).

APPLICANT: D&Z Design Associates, Inc

OWNER: Chris Vanni

SUPERVISORIAL DISTRICT: 2

PROJECT PLANNER: Sheila McDaniel, (831) 454-2255

EMAIL: Sheila.McDaniel@santacruzcounty.us

ACTION: Motion to deny the appeal and uphold the Zoning Administrator decision to approve the application 181121 based on the August 20, 2021 Zoning Administrator findings, conditions of approval, and revised project plans and determine that the project is exempt from further environmental review pursuant to the California Environmental Quality Act.

MOTION/SECOND: Dann/Shaffer Freitas

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

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.