



**County of Santa Cruz  
Planning Commission Minutes**

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

**Meeting Date : Wednesday, November 10, 2021 @ 9:30 AM**

**Location : Remote Public Hearing**

**REGULAR AGENDA ITEMS**

**1. Roll Call**

*Commissioners present: Commissioner Lazenby (Chair), Commissioner Gordin (Vice Chair), Alternate Commissioner Violante, Commissioner Dann, Commissioner Shepherd*

**2. Additions and Corrections to Agenda**

**3. Declaration of Ex Parte Communications**

**4. Oral Communications**

**SCHEDULED ITEMS**

**5. AB 361 Resolution**

To approve a Resolution to continue virtual Planning Commission meetings in accordance with AB 361 and amended Government Code Section 54953.

*ACTION: Approve the resolution to continue virtual Planning Commission meetings in accordance with AB 361 and amended Government Code Section 54953.*

*MOTION/SECOND: Dann/Violante*

*AYES: Dann, Shepherd, Lazenby, Gordin, Violante*

*NOES: None*

*ABSTAIN: None*

*ABSENT: Shaffer Freitas*

**6. Approval of Minutes**

To approve the minutes of the October 27, 2021 Planning Commission meeting as submitted by the Planning Staff.

*ACTION: Approve the October 27, 2021 minutes as prepared by staff.*

*MOTION/SECOND: Dann/Gordin*

*AYES: Dann, Shepherd, Lazenby, Gordin*

*NOES: None*

*ABSTAIN: Violante*

*ABSENT: Shaffer Freitas*

**7. 201104\*\***

**77 Lilly Way, Watsonville 95076**

**APN: 046-091-17**

Proposal to replace an existing 868 square foot barn/greenhouse with a new 1,890 square foot barn with a toilet, replace an existing 2,111 square foot habitable structure and attached garage/workshop with a new 1,839 square foot ADU with an attached garage, and remodel an existing 3,528 square foot single-family dwelling and attached garage to a 3,445 square foot single-family dwelling with an attached garage, located in the CA-O (Commercial Agriculture-Open Space Easement) zone district. Requires an Amendment to the Open Space Easement contract, a Coastal Development Permit, an Agricultural Buffer Setback Determination to reduce the required 200 foot buffer setback from Commercial Agricultural zoned property to about 20 feet on the north side, and a determination that the project is exempt from

further review in accordance with the California Environmental Act.

Property located on the west side of Lilly Way approximately one-quarter mile northwest from the corner of Zils Road and Lilly Way (77 Lilly Way).

APPLICANT: Dennis Anderson  
OWNER: Leroy & Annette Rasi  
SUPERVISORIAL DISTRICT: 2  
PROJECT PLANNER: Elizabeth Cramblet, (831) 454-3027  
EMAIL: Elizabeth.Cramblet@santacruzcounty.us

*ACTION: Adopt the Resolution (Exhibit G) recommending that the Board of Supervisors determine that the project is exempt from further environmental review under the California Environmental Quality Act and approve application 201104, based on the findings and conditions contained in the staff report, with minor corrections made by staff.*

*Corrected Condition: II.B: "Drainage fees will be assessed on the net increase in impervious area." shall be struck and removed from the Conditions of Approval.*

*Corrected Resolution: "Passed and Adopted by the Board of Supervisors of the County of Santa Cruz" should be changed to "Passed and Adopted by the Planning Commission..."*

*MOTION/SECOND: Violante/Shepherd  
AYES: Dann, Shepherd, Gordin, Violante  
NOES: None  
ABSTAIN: None  
ABSENT: Shaffer Freitas, Lazenby*

**8. 211088 No Situs Address APN: 025-054-06**

Proposal to construct a 4,815 square foot administrative office building for the Santa Cruz Metropolitan Transit District. Requires a Commercial Development Permit, Master Site Plan, Soils Report Review, Archaeological Report Review, and a determination that the project is exempt from further review in accordance with the California Environmental Quality Act (CEQA).

Property is located at the intersection of Soquel Drive and Paul Sweet Road (former Park and Ride lot).

APPLICANT: Swift Consulting Service  
OWNER: Santa Cruz Metropolitan Transit District  
SUPERVISORIAL DISTRICT: 1  
PROJECT PLANNER: Randall Adams, (831) 454-3218  
EMAIL: Randall.Adams@santacruzcounty.us

*ACTION: Determine that the proposal is exempt from further environmental review under the California Environmental Quality Act and approve application 211088 based on the findings and conditions contained in the staff report.*

*MOTION/SECOND: Dann/Shepherd  
AYES: Dann, Shepherd, Gordin, Violante  
NOES: None  
ABSTAIN: None  
ABSENT: Shaffer Freitas, Lazenby*

**9. Study Session to consider the proposed Capital Improvement Plan for Fiscal Year 2021-22.**

APPLICANT: Department of Public Works  
SUPERVISORIAL DISTRICT: County-Wide  
PROJECT PLANNER: Matt Machado, (831) 454-2160

EMAIL: Matt.Machado@santacruzcounty.us

*ACTION: Recommend that Board of Supervisors conducts a study session for final consideration and adoption.*

*MOTION/SECOND: Dann/Violante*

*AYES: Dann, Shepherd, Gordin, Violante*

*NOES: None*

*ABSTAIN: None*

*ABSENT: Shaffer Freitas, Lazenby*

### **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.