



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, May 11, 2022 @ 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: Chair Tim Gordin, Commissioner Melanie Shaffer Freitas, Commissioner Renee Shepherd, Commissioner Judith Lazenby

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

CONSENT 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: Adopt the Resolution to continue virtual Planning Commission meetings.

MOTION/SECOND: Shepherd/Lazenby

AYES: Gordin, Shaffer Freitas, Shepherd, Lazenby

NOES: None

ABSTAIN: None

ABSENT: Dann

6. 221030

600 Bostwick Lane, Santa Cruz 95065

APN: 026-021-13

Proposal to extend the expiration date of Minor Land Division 171357 (to divide an existing 28,169 square foot parcel into three lots, establish a 21 to 25-foot right-of-way and grade approximately 111 cubic yards), from February 5, 2022, to February 5, 2027. Requires a Time Extension and a determination that the project is exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Property located on the south side of Bostwick Lane (600 Bostwick Lane) approximately 250 feet west of the intersection with 7th Avenue.

APPLICANT: Ciena Yi

OWNER: Ciena Yi

SUPERVISORIAL DISTRICT: 1st

PROJECT PLANNER: Jerry Busch, (831) 454-3234

EMAIL: Jerry.Busch@santacruzcounty.us

ACTION: Move the staff recommendation.

MOTION/SECOND: Shepherd/Lazenby

AYES: Gordin, Shaffer Freitas, Shepherd, Lazenby

NOES: None
ABSTAIN: None
ABSENT: Dann

SCHEDULED ITEMS

7. Approval of Minutes

To approve the minutes of the March 05, 2022, Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve the minutes as prepared by staff.

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

8. 201208 2740 Mattison Lane, Santa Cruz 95065 APNs: 025-211-02 & -07

Proposal to develop a 10-unit dwelling group in the RM6 (Multi-Family Residential) zone district, to be constructed in two phases; phase one includes eight (8) units consisting of four (4) duplexes and phase two consists of two units consisting of one (1) duplex. Requires a Residential Development Permit, Design Review and adoption of a Mitigated Negative Declaration and Mitigation Measures and Reporting Program pursuant to the requirements of the California Environmental Quality Act (CEQA).

Property located at the end of Mattison Lane approximately 1,000 feet south of the intersection with Soquel Drive, in the Live Oak Planning Area.

APPLICANT: Jim Weaver
OWNER: Salvatore Rubino
SUPERVISORIAL DISTRICT: 1st
PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us

ACTION: Adopt the Mitigated Negative Declaration and Mitigation Measures and Reporting Program, certifying the Mitigated Negative Declaration pursuant to the requirements of the California Environmental Quality Act, and approve application number 201208 based on staff's findings and conditions of approval with a modified condition of approval made by the commission.

Modified Condition of Approval: II.E. 12 – Unless improvements within the Mattison Lane right-of-way are constructed in accordance with County Design Criteria Standards (minimum 18 inches), the maintenance of the proposed inlets....

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

9. 211083 375 Old Mount Rd., Felton 95018 APN: 091-161-31

This item has been rescheduled to July 13, 2022. Appeal of the March 04, 2022 Zoning Administrator Decision: Proposal to operate an outdoor Class A cannabis cultivation facility with a maximum of 20,000 square feet of canopy. Requires approval of a Level V Agricultural Development Permit and a determination that the project is exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Property is located off East Zayante Rd on Old Mount Rd in Felton (375 Old Mount Rd).

APPLICANT: David Whitfield

OWNER: Masood Madani

SUPERVISORIAL DISTRICT: 5th

PROJECT PLANNER: Michael Sapunor, (831) 454-3405

EMAIL: Michael.Sapunor@santacruzcounty.us

ACTION: No action taken.

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.