



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, June 22, 2022 @ 9:30 AM

Location : Virtual Public Hearing

REGULAR AGENDA ITEMS

1. Roll Call

Commissioners present: Vice-Chair Rachel Dann, Commissioner Allyson Violante, Commissioner Renee Shepherd, Alternate Commissioner Lisa Sheridan

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

CONSENT ITEMS

5. Report back on complaint of excessive dust emissions from the north cement kiln dust (CKD) area closure plan project at the former Davenport Cement Plant approved under Coastal Development Permit 28372.

PROJECT PLANNER: David Carlson, (831) 454-3173

EMAIL: David.Carlson@santacruzcounty.us

ACTION: Accept and file the report, as prepared by staff.

MOTION/SECOND: Violante/Shepherd

AYES: Violante, Shepherd, Dann, Sheridan

NOES: None

ABSTAIN: None

ABSENT: Lazenby

SCHEDULED ITEMS

6. Approval of Minutes

To approve the minutes of the June 08, 2022, Planning Commission meeting as submitted by the Planning Staff.

ACTION: Defer the approval of the minutes to the July 13, 2022, meeting.

MOTION/SECOND: Violante/Dann

AYES: Violante, Dann, Shepherd

NOES: None

ABSTAIN: Sheridan

ABSENT: Lazenby

7. 211280

2901 Center St., Soquel 95073

APN: 030-161-04

This item has been removed from the agenda and will be re-noticed.

Proposal to divide an existing 15.052 square foot parcel into two parcels of 7,526 square feet, and to construct a two-story duplex with two 1,426 square foot dwellings, each with a 220 square foot garage, and a detached structure containing a 684 square foot ADU at the lower floor and a 750 square foot ADU at the

second floor, on each parcel in the RM-3 zone district. Requires approval of a Tentative Map for a Minor Land Division, a Residential Development Permit, a Variance to allow for a detached ADU with a height of 24 feet, Design Review and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Property located on the west side of Center Street (2901 Center Street) approximately 285 feet south of the intersection with Soquel Drive in Soquel.

APPLICANT: Bryan Starn/Daryl Woods
OWNER: Bryan Starn
SUPERVISORIAL DISTRICT: 1
PROJECT PLANNER: Lezanne Jeffs, (831) 454-2480
EMAIL: Lezanne.Jeffs@santacruzcounty.us

8. 171213 682 Buena Vista Dr., Watsonville 95076 APN: 049-171-17

Continuance of Appeal of the Zoning Administrator denial of Application 171213: A proposal to construct a 47-foot-tall water tower (previously a 65-foot-tall mono-eucalyptus) wireless communication facility (WCF) for Verizon with an initial installation of nine panel antennas and nine remote radio units (RRUs) inside the water tank. Associated equipment to be located within a 784 square foot, 8-foot-high fenced enclosure including two equipment cabinets, a utility H-frame, a 7-foot tall Verizon cable ice bridge, an emergency generator, and a 132-gallon diesel fuel tank on a 50 square foot concrete pad, located in the A-AIA (Agriculture-Airport Combining) zone district. Requires a Commercial Development Permit and Over-Height Fence Certification, and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA).

Property located on the north side of Buena Vista Drive approximately 650 feet northwest of Buena Vista Drive at 682 Buena Vista Drive.

APPLICANT: J5 Infrastructure Partners on behalf of Verizon Wireless
OWNER: Margaret Henry Trustee, Stephen Henry Trustee, William Henry Trustee
SUPERVISORIAL DISTRICT: 2
PROJECT PLANNER: Sheila McDaniel, (831) 454-2255
EMAIL: Sheila.McDaniel@santacruzcounty.us

ACTION: Determine the proposal is exempt from further Environmental Review under the California Environmental Quality Act (CEQA) and approve application 171213 based on staff findings and conditions of approval contained in the staff report with an added condition of approval by Shepherd, amended by Violante, to request a report back on the consent agenda if any complaints have been filed with the Planning Department regarding the red light on the tower.

MOTION/SECOND: Shepherd/Sheridan
AYES: Shepherd, Violante, Sheridan, Dann
NOES: None
ABSTAIN: None
ABSENT: Lazenby

9. Public hearing to review and provide recommendation to the Board of Supervisors regarding amendments to Chapter 5 (Conservation and Open Space) and Chapter 7 (Parks, Recreation, and Public Facilities) of the Santa Cruz County General Plan and Santa Cruz County Code Chapter 7.38 (Sewage Disposal) to bring County provisions into conformance with State Policy and the County's Local Area Management Program for Onsite Wastewater Treatment Systems (OWTS), as approved by the State's Central Coast Regional Water Quality Control Board. Amendments include various measures for improved water quality and public health protection, including requirements for: increased setback from public water supply sources, increased setback from drainageways and karst features, increased groundwater separation, requirement for shallow dispersal trenches, use of site specific assessment and mitigation of site constraints in lieu of minimum lot sizes in broadly mapped constraint areas, maintenance of one-acre minimum lot size in water supply watersheds, increased use of enhanced

treatment systems for new and replacement OWTS, nitrogen reduction in all nitrate constraint areas, locally approved and qualified service providers and designers, property owner requirements for proper OWTS operation and maintenance, system evaluation at time of property transfer, and various other wording changes and clarifications. Amendments to County Code Chapter 7.38 and General Plan Chapters 5 and 7 are Coastal Implementing and will require Coastal Commission certification after County Adoption.

SUPERVISORIAL DISTRICT: Countywide

PROJECT PLANNER: Marilyn Underwood, (831) 454-2797

EMAIL: Marilyn.Underwood@santacruzcounty.us

ACTION: Move the staff recommendation to adopt the resolution recommending that the Board of Supervisors adopt the ordinance modifying County Code Chapter 7.33 to conform with the State Policy for Onsite Wastewater Treatment Systems and the Santa Cruz Local Agency Management Program; and approve the proposed amendments to Chapters 5 and 7 of the General Plan/Local Coastal Plan; and direct staff to file the California Environmental Quality Act (CEQA) Notice of Exemption with the Clerk of the Board; and direct staff to transmit the amendments to the California Coastal Commission.

Amendment by Violante, accepted by Shepherd: Define the acronyms contained in the staff report before the report goes to the Board of Supervisors.

MOTION/SECOND: Shepherd/Sheridan

AYES: Sheridan, Violante, Shepherd, Dann

NOES: None

ABSTAIN: None

ABSENT: Lazenby

10. Study session to consider the Sustainability Policy and Regulatory Update

The Sustainability Update is a comprehensive update to Santa Cruz County's General Plan/Local Coastal Program and modernization of the County Code. The project also includes preparation of new Santa Cruz County Design Guidelines and rezoning of key opportunity sites. The goal of this update is to implement new policies and code regulations that support more sustainable communities in Santa Cruz County. This study session is the third in a series of study sessions the Planning Commission will hold and will focus on amendments related to transportation, parks and recreation, and public facilities.

SUPERVISORIAL DISTRICT: Countywide

PROJECT PLANNER: Natisha Williams, (831) 454-3290

EMAIL: Natisha.Williams@santacruzcounty.us

ACTION: No action required.

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.