

COUNTY OF SANTA CRUZ

PLANNING COMMISSION MINUTES

Planning Department – 701 Ocean Street – Santa Cruz, CA – (831) 454-2580



MEETING DATE: WEDNESDAY MARCH, 13, 2024 AT 9:30 AM

LOCATION: BOARD OF SUPERVISORS CHAMBERS
COUNTY GOVERNMENT CENTER
701 OCEAN STREET, ROOM 525
SANTA CRUZ, CA 95060

1. **Roll Call:** Commissioner Barton, Commissioner Gordin, Commissioner Jimenez, Commissioner Shepherd Commissioner Violante
2. **Additions and Corrections to Agenda**
3. **Declaration of Ex Parte Communications**
4. **Oral Communications** – Planning Commission will hear brief (2-minute maximum) statements regarding items not on this agenda.

Scheduled Items

5. **Approval of Minutes**

ACTION: To approve the minutes of the December 13, 2023, minutes as submitted by the Planning Department.

MOTION/SECOND: Gordon/Jiminez

AYES: Violante, Jimenez, Shepard, Gordon

NOES:

ABSTAIN: Barton

ABSENT:

6. **Approval of Minutes**

ACTION: To approve the minutes of the February 28, 2024, minutes as submitted by the Planning Department.

MOTION/SECOND: Gordon/Jiminez

AYES: Violante, Jimenez, Gordon, Barton

NOES:

ABSTAIN: Shepard

ABSENT:

7. **Public Hearing to Consider the Low Impact Camping Ordinance Continued from February 28, 2024, Planning Commission Meeting**

ACTION: Motion to deny staff recommendation and ask staff to come back with a number of modifications to:

- a. Review applicability of allowing LICAS on three acres or more;

- b. Clarify methodology and allowance of LICAS on parcels mapped with environmentally and biologically sensitive areas and provide a path for the public to understand what and where those areas are located;
- c. Clearly identify conditions where properties are red-tagged and applicability of use of LICA without triggering renovations of red-tagged sites if that is possible;
- d. Clarify Item 6 C, on page 13, regarding what is exactly needed in a plan and if plan is required to be done by a design professional, when and how;
- e. To incorporate a link of urbanized areas per Item E1B;
- f. Clarify intensification of use per LICA and what requires review by Local Coastal Commission or is allowed under our Local Coastal Plan;
- g. Review the ability for LICA to be closer than 50 feet to a property line under certain circumstances where the neighboring property does not have a building within 50 feet;
- h. Clarify item F7, to explain what constitutes a discretionary permit and clarify when and if those are allowed;
- i. Create alternate ideas around camp fires, including fire proof zones, or gas fire pits, and fire protection around those, in lieu of a strict no camp fire policy;
- j. Require that LICAs have a maintenance agreement for portable restrooms and review applicability and requirements of ADA restrooms;
- k. Review and suggest ways that a transfer of a LICA is possible in the event that a property is reassessed, as opposed to needing to apply for a new permit for an existing site;
- l. Add clarification and discussion around the maximum number of tents allowed, with allowances for groups, and youth group organizations;
- m. Add a regulation for allowable hours of generator use;
- n. Add a prohibition of smoking and signage around that;
- o. Review the applicability of adopting ordinance that removes high fire severity hazard areas in certain areas, not just very high fire severity hazards areas, where fires are more prone in areas of the County.
- p. Strongly suggest requiring owner occupancy or on-site managers for parcels, and only allowing LICAs on parcels with legal and safe access;
- q. Consider bifurcating farm-stays from the LICA process;
- r. Consider if it is possible to add a land line requirement in the absence of a cell phone;
- s. Provide a little more confirmation and discussion around the CEQA exemption would be helpful.
- t. Conditions adding requirements regarding signage regarding biotic and environmental resources;
- u. Incorporate feedback from fire departments in the unincorporated areas of the County;
- v. Suggest community meeting(s) in the north county and south county areas that have the most properties, and provide proper noticing to reach the widest range of people;

MOTION/SECOND: Gordon/Wynne

Friendly Amendments by Barton

- a. ~~Not come back until such time that the state authorized it;~~ **Not accepted by Commissioner Gordon; withdrawn by Barton;**

- b. *Consider a little more specificity to farm-stay proposal; That we consider a ministerial process to allow camping on farm stays and ag land that is already in commercial use; that staff consider returning with an ordinance to permit and regulate them in those areas; **Accepted by Commissioner Gordon***
- c. *Around CEQA, would like to see a full CEQA analysis of proposed ordinance and as a minimum public notice, consultation of native American tribes, and consideration of possible cumulative impacts; **Accepted by Commissioner Gordon***
- d. *Evidence supporting findings that the ordinance is consistent with the GP and LCP; hope maps will be made public; **Accepted by Commissioner Gordon***
- e. *Summary information of potential number of campsites, to have a good understanding of impact, density, and volume of campers; **Accepted by Commissioner Gordon***
- f. *Revised ordinance to have minimum campground area setback that is 200 feet from env protected habitat, riparian corridors, coastal bluffs, and sensitive habitats; **Accepted by Commissioner Gordon***
- g. *~~Require~~ Review low-cost accommodation for all campgrounds with five or more campsites to provide 20 percent low income, with detailed process and specificity for provision for low-income camping made to these family. **Accept as review item by Commissioner Gordon and agreed by Commissioner Barton***

FRIENDLY AMENDMENT by Commissioner Shepard:

- a. *Require LICA to require an MUP or AUP where there are mapped biotic resources: **accepted by Gordon***

MOTION ADDITION: Commissioner Gordon added to the motion to ask staff to go back and listen to ensure all of the items were included and to come back with a revised ordinance reflecting motion or discussion regarding why items were or were not included.

ACTION: Motion to deny staff recommendation, direct staff to address commissioner Gordons amendments, including accepted friendly amendments as noted, and to ask staff to go back and review audio record and ensure all of the items were included and to come back with a revised ordinance reflecting motion items or provide discussion regarding why items were or were not included.

Accepted by Gordon

MOTION/SECOND: Gordon/Wynne

AYES: Shepard, Barton, Jimenez, Gordon, Wynne

NOES:

ABSTAIN:

ABSENT:

Let the record show that Chair Violante departed at 10:45 a.m. and Alternate Commissioner replaced her and that she sat in the audience during the entirety of the Planning Commission meeting prior to taking up her alternate position on the Commission.

Proposal to subdivide one parcel of 4.39 acres (191,549 square feet) into two parcels measuring 0.40 acres (17,510 square feet) and 3.99 acres (174,039 square feet) in size respectively. Requires a Minor Land Division and a determination that the project is exempt from further environmental review under the California Environmental Quality Act.

APPLICANT: MidPen Housing Corporation

OWNER: Henry Izumizaki

SUPERVISORAL DISTRICT: 4

PROJECT PLANNER: Jonathan DiSalvo, (831) 454-3157

EMAIL: Jonathan.Disalvo@santacruzcountycalifornia.gov

Staff recommended approval and amendment to Condition IIIA.

- A. *"A declaration of private utilities easement shall be recorded reflecting the need and requirement for a grant of a private utilities easement across Parcel 2 for the benefit of the utilities service laterals to Parcel 1."*

ACTION: Move staff recommendation with revision to Condition IIIA, as noted by Planning Staff

MOTION/SECOND: Jimenez/Barton

AYES: Wynne, Jimenez, Shepard, Barton

NOES:

ABSTAIN:

ABSENT: Gordon

Regular Agenda Items

- 7. Planning Director's Report**
- 8. Report on Upcoming Meeting Dates and Agendas**
- 9. County Counsel's Report**

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 contact the project planner.

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 Division Lobby, County Government Center, 701 Ocean Street, 4th Floor, Santa Cruz, or free on the web at www.sccoplanning.com under the Planning Department menu agendas link. Please contact the project planner for further information on specific applications.

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