



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, March 27, 2024 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 Violante, Commissioner Barton, Commissioner Danna, Commissioner Shepherd

Commissioners absent: Commission Gordon

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 March 13, 2024 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Continue to next agenda and to correct minutes noting Commissioner Barton absent February 28, 2024

MOTION/SECOND:

Barton/Shepard

AYES: Barton, Violante, Danna, Shepard

NOES:

ABSTAIN:

ABSENT: Gordon

6. 211097

165 Meadow Lane, Watsonville 95076

APN's: 109-341-19

Requested continuance to May 8, 2024 Planning Commission meeting per mutual agreement by Applicant and Appellant.

Appeal of Zoning Administrator's decision from January 19, 2024, to approve a proposal to install an 85-foot Wireless Communication Facility with related ground equipment. Requires a Commercial Development Permit, 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 Robin Meadow Lane and north side of Wheelock Road at 165 Robin Meadow Lane in Watsonville.

APPLICANT: Kevin Gallagher

OWNER: David & Julie Locatelli

SUPERVISORIAL DIST: 4

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

EMAIL: Jonathan.DiSalvo@santacruzcountyca.gov

ACTION: Continue to May 8, 2024

MOTION/SECOND: Shepard/Barton

AYES: Barton, Violante, Danna, Shepard

NOES:

ABSTAIN:

ABSENT: Gordon

7. 221049 186 SUMMIT DRIVE, SANTA CRUZ, 95060 APN's: 080-062-02

Appeal of Zoning Administrator's decision from January 19, 2024, to approve a proposal to modify an existing wireless communication facility to include removal of the existing 70 foot 6 inch tall guyed lattice tower and related equipment, satellite dish, shed, 12 foot 6 inch tall lattice tower, and chain link fencing, and replacement with an approximately 151.1-foot tall wireless communication facility camouflaged as a monopine, with nine panel antennas and associated wireless equipment, generator within an existing equipment building, outdoor propane tank, repainted equipment building, landscape screening, and other miscellaneous improvements located within the existing building and site enclosure, proposed to be contained within an area surrounded by a new six-foot chain link fence with green slats and barbed wire above. Requires a Commercial Development Permit, Exception to Height, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Property is located on the east side of Summit Drive (186 Summit Drive), approximately 700 feet northeast of Empire Grade, approximately 3 miles north of the intersection of Felton Empire Road and Empire Grade Road.

APPLICANT: Delta Group Engineering c/o Tom Derkas

OWNER: CTI Towers

SUPERVISORIAL DIST: 3

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

EMAIL: Sheila.McDaniel@santacruzcountycalifornia.gov

ENTER PROJECT DESCRIPTION.

ACTION: Continue to date uncertain with direction to staff to prepare an Initial Study of environmental impacts of the project. Applicant to provide an apples to apples comparison of both facility locations, Patrick Road and Summit Drive, including propagation mapping, required heights, photo simulations, visual simulations, and neighborhood impacts so that all these issues can be compared equally to exhaust the Patrick Road location as a viable alternative location.

MOTION/SECOND: Barton/Violante

AYES: Barton, Danna, Shepard

NOES: Violante

ABSTAIN:

ABSENT: Gordon

8. 231271 1417 Harper Street Santa Cruz 95062 APN: 026-531-13

Proposal to create four lots of approximately 2,588, 2,579, 2,590 and 3,432 square feet with a common area of approximately 12,600 square feet, and to construct four two-story single-family dwelling units of approximately 2,570 square feet each with four attached garages of 431 square feet each. Requires a Tentative Map approval, Residential Development Permit, Preliminary Grading Review, Design Review, a Roadway-Roadside Exception to street design standards and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Property is located on the north side of Harper Street (1417 Harper Street) approximately 700 feet west of the intersection with El Dorado Avenue.

APPLICANT: Jamie Bushong
OWNER: Bay Area Home Builders LLC
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Jerry Busch, (831) 454-3234
EMAIL: Jerry.Busch@santacruzcountyca.gov

ACTION: Approve staff recommendation including staff recommended additional condition of approval to provide fencing for oak tree at the rear property line; addition of conditions of approval to revise all plans to reflect omission of sidewalk in favor of landscape strip; corrections as recommended by Commissioner Violante, including to page 20 (item 8) page 17 (item 4a), and page 16 (item 2b). Exterior colors shall reflect four diverse, mutually complementary color schemes, each with a minimum of three colors. The body color is encouraged to differ between the first and second floors, and the ground floor is encouraged to be a darker color than the top floor; additional colors are encouraged to be provided for trim, roof and accent colors on doors.

*MOTION/SECOND: Shepard/Barton
(friendly amendment by Violante regarding colors accepted)
AYES: Barton, Violante, Danna, Shepard
NOES:
ABSTAIN:
ABSENT: Gordon*

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.

