



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, May 8, 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, Vice-Chair Tim Gordin, Commissioner Barton, Commissioner Jimenez, Commissioner Shepherd

2. Additions and Corrections to Agenda: None

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: Approve minutes with corrections to Item 7 to read as Item 8 and noting that Commissioner Gordon departed for other business after item 7.

MOTION/SECOND: Barton/Jimenez

AYES: Violante, Barton, Jimenez, Shepherd

NOES:

ABSTAIN: Gordon

ABSENT:

6. Approval of Minutes

To approve the minutes of the March 27, 2024, Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve minutes with correction of Item 6 address to read Robin Meadow Lane.

MOTION/SECOND: Shepard/Barton

AYES: Violante, Barton, Shepard

NOES:

ABSTAIN: Gordon, Jimenez

ABSENT:

7. 211097 165 Robin Meadow Ln., Watsonville 95076 APN's: 109-341-19

Continued from March 27, 2024, Planning Commission meeting.

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.

OWNER: David & Julie Locatelli

APPLICANT: Kevin Gallagher

SUPERVISORIAL DIST: 4

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

EMAIL: Jonathan.DiSalvo@santacruzcountyca.gov

ACTION: Approve per staff recommendation with amendment to provide revisions to Conditions of Approval, roman numeral I and II A to replace "faux eucalyptus" with "water tower".

MOTION/SECOND: Gordon/Violante; friendly amendment by Jimenez for water tower design

AYES: Violante, Gordon, Barton, Jimenez, Shepherd

NOES:

ABSTAIN:

ABSENT:

- 8. Public hearing to review and provide recommendations to the Board of Supervisors on proposed amendments to County Code regarding low-impact camping areas and an associated CEQA Notice of Exemption. Amendments to Chapter 13.10 are coastal implementing and will require Coastal Commission certification after adoption.**

SUPERVISORIAL DISTRICT: County-Wide

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

EMAIL: Natisha.Williams@santacruzcountyca.gov

ACTION: Recommend the Board of Supervisors not adopt the LICA ordinance and provide each Commissioner's reasons and items they would like to see in the ordinance.

MOTION/SECOND: Shepherd/Barton

AYES: Barton, Jimenez, Shepherd

NOES: Violante, Gordin

ABSTAIN:

ABSENT:

Violante: Commissioner Violante's summary of items for consideration should the board proceed with adoption included that Commissioner Barton expressed consideration to remove the reference to when SOPA passes from the ordinance and include further CEQA analysis; Commissioner Shepard's written comments be transmitted directly to the Board; Commissioner Jimenez requested a further setback (100 feet) from riparian corridors and property lines; farm stay bifurcation. Other Commissioner recommendations included:

Jimenez: Liked the idea of a cap on the number of LICA permits; likes cap on number of people; no campfires.

Barton: Recommend revising ordinance to include only what the County is authorized to regulate under existing state law; Initial Study prepared on recommended ordinance to determine whether a negative declaration or EIR is the appropriate document to adopt under CEQA; staff provide information on either farm stay bifurcation or some kind of language that indicates what farm stays would look like; support Commissioner Jimenez on 100-foot setback, as well as requiring on site manager; likes cap on permits--150 cap resonates; require Fire Clearance; initial study

could capture wild fire in particular; agrees with Commissioner Shepard's comments including high severity fire danger.

Shepard: Agrees with Sempervirens Fund Letter, dated May 7, 2024, that suggested LICA permit cap; consider lower number of LICA permits (100); and Board of Supervisors should monitor how ordinance is working; see also written statement provided at meeting.

Gordon: Agrees that we should require an on-site manager; allow propane fire pits in less than high fire hazard area; add language around ADA accessibility as required by building code; grandfather existing camp areas on less than five acres that do not have complaints; reduce acreage to 3 acres.

Violante: Would like the Board of Supervisors to consider lowering allowed campsites to 5 from 9; lower overnight guests per campsite to no more than 10; agrees with updated language regarding generators; limit LICA cap to 150 permits; allow "fires in containers" in designated areas.

9. Study Session to Review the Proposed Ministerial Combining District

SUPERVISORAL DISTRICT: County-Wide

PROJECT PLANNER: Matthew Sundt, (831) 454-3117

EMAIL: Matthew.Sundt@santacruzcountyca.gov

ACTION: Continue Item 9 to May 22, 2024

MOTION/SECOND: Shepard/Barton

AYES: Violante, Barton, Shepard

NOES:

ABSTAIN:

ABSENT: Gordon, Jimenez

Let the record show that Commissioner Gordin recused himself at 3:37 from Item 9. Let the record show that Commissioner Jiminez left the meeting then as well.

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.