



County of Santa Cruz
Planning Commission Minutes

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070

Meeting Date : Wednesday, May 28, 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: Commission Wynne, Vice-Chair Gordin, Commissioner Barton, Commissioner Jimenez, Commissioner Pro Tem Shepherd

2. Additions and Corrections to Agenda: None

3. Declaration of Ex Parte Communications

Commissioner Gordon noted ex parte communications regarding Item 6

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the May 8, 2024, Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve minutes

MOTION/SECOND: Shephard/Barton

AYES: Barton, Gordon, Jimenez, Shephard

NOES:

ABSTAIN: Wynne

ABSENT:

6. **221385**** **880 41st Avenue, Santa Cruz, CA 95060** **APN's: 033-141-55**

Proposal to construct a seven-unit hotel and associated improvements on a vacant parcel adjacent to 860 41st Avenue. Project includes the construction of 6,025 square foot, three story structure with five units and a 2,180 square foot, three story structure with two units and a manager's office. Requires a Commercial Development Permit, a Coastal Development Permit, a Variance to reduce the rear yard setback for the north building from 30-feet to 28.6-feet, a Variance to reduce the rear yard setback for a storage shed from 30-feet to 16-feet, an Alternative Parking Plan proposed by the applicant, and a determination that the project is exempt from further review pursuant to the California Environmental Quality Act (CEQA).

Property is located on the east side of 41st Avenue, approximately 300 feet north of the intersection of 41st Avenue and Portola Drive (880 41st Avenue).

APPLICANT: Dennis Anderson

OWNER: 880 41st Ave. Santa Cruz, CA LLC
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Evan Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcountyca.gov

ACTION: Approve the project with the following amendments:

- Require that parking spaces located along the south side of the site to be stacker ready and to be screened if stackers are to be placed in the future;
- Review design alternatives for four spaces to be 8 feet wide in order to add another parking spot, and require 14 spaces with the additional ADA, with a total of 15 parking spaces;
- Adjust condition of approval II. N. to allow for spaces smaller than 8 1/2 feet wide;
- Add condition of approval II. A. 13 to require second story windows at the east elevation of unit five to be opaque or elevated in order to limit the viewshed into the neighboring residential parcel;
- Add a condition that states: The landscape plan shall be revised to try to achieve 50% native, drought tolerant species and tree replacement species selection consistent with the Urban Forestry Master Plan; and,
- Revision to condition II. A. 4: The two replacement trees required for the removed Coast Live Oak trees shall be planted on site. The trees shall be shown on the building permit application plans.

MOTION/SECOND: Gordon/Shepherd
AYES: Barton, Gordon, Wynne, Jimenez, Shepherd
NOES:
ABSTAIN:
ABSENT:

7. Study session to consider an ordinance implementing Senate Bill 9, allowing two-unit developments and urban lot splits.

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: Jacob Lutz, (831) 454-3136
EMAIL: Jacob.Lutz@santacruzcountyca.gov

NO ACTION REQUIRED

Let the record show that Commissioner Gordon excused himself from the meeting at 12:08 and requested a motion to provide a Commissioner Pro Tem prior to his departure.

MOTION to appoint Commissioner Shepherd as Commissioner Pro Tem

MOTION/SECOND: Barton/Shepherd
AYES: Barton, Gordon, Wynne, Jimenez, Shepherd
NOES:
ABSTAIN:
ABSENT:

8. 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

NO ACTION REQUIRED

Let the record show that Commissioner Pro Tem excused herself from the meeting at 1 p.m.

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.