



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, June 12, 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: Commissioner Chair Violante, Commissioner Barton, Commissioner Danna, Commissioner Jones
Commissioner absent: Commissioner Gordon (excused)
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 May 28, Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve minutes

MOTION/SECOND: Barton/Violante
AYES: Barton, Violante, Danna
NOES:
ABSTAIN: Jones
ABSENT: Gordon
6. **Public hearing to consider an ordinance implementing Senate Bill 9, allowing two-unit developments and urban lot splits. (This item has been pulled and is proposed to be heard on June 26th.)**

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

Action: No action required
7. **Public hearing to review and provide recommendations to the Board of Supervisors regarding an ordinance adding Santa Cruz County Code Sections 13.10.494 through 13.10.497 and amending table 13.10.400 to include a new Ministerial Combining District. Proposed amendments to Chapter 13.10 are coastal implementing and will require Coastal Commission certification after County adoption.**

SUPERVISORAL DISTRICT: County-Wide
PROJECT PLANNER: Matthew Sundt, (831) 454-3117

MOTION: Move staff recommendation with the following modifications:

1. *Add language to the sixth recital ["Whereas"] of the Resolution as follows (new text underlined):*
"WHEREAS, the Combining District shall also apply to parcels listed in Table 7 of Housing Element Appendix HE-E, which provide lower-income units to meet the County's assigned Regional Housing Needs Allocation with developments providing at least 20%, but preferably at least 25%, lower-income units in the development; and"
2. *In the draft Ordinance (Exhibit B, page 15), increase the public noticing distance noted in proposed SCCC Section 13.10.497(A)(3) from 100 feet to 300 feet. This noticing is required when applications for ministerial processing pursuant to this code section are received; and*
3. *Notice property owners when properties are proposed for rezoning into the Ministerial Combining District.*

MOTION/SECOND: Barton/Jones

AYES: Barton, Violante, Danna, Jones

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.