



**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 26, 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 Violante, Commissioner Holbert, Commissioner Gordon, Commissioner Jimenez, Commissioner Shepherd  
Commissioner absent: None*

**2. Additions and Corrections to Agenda:**

**Item 6:**

- Staff Report Corrections Memo highlighting corrections to the published staff report, including:
  1. Added Exhibit A, "Resolution recommending that the Board of Supervisors approve Application No. 231069"
  2. Exhibits re-lettered, and references to exhibits in staff updated.
  3. Correction to Staff Recommendation text on page 1 of the staff report from: "Approval of Application 231069, based on the attached findings and conditions" to: "Adopt a Resolution recommending that the Board of Supervisors approve Application 231069, based on the attached findings and conditions."
  4. Correction to Permit Approvals Required text on page 3 from "The proposed project to subdivide the property into 21 lots requires the Planning Commission approve the tentative map" to: "The proposed project to subdivide the property into 21 lots requires the Board of Supervisors approve the tentative map via recommendation by the Planning Commission."
  5. Correction to text on page 12 of the staff report from "Safe overflow for storms exceeding 100-year storm design will follow existing patterns and route to an existing drainpipe located between lot numbers four and five" to "Safe overflow for storms exceeding 100-year storm design will follow existing patterns and route to an existing drainpipe located between lot numbers three and four."
  6. Corrected plan sheet C.5.1 provided with "Safe Overland Release" indication deleted and "Safe Overflow Pipe" labelled.
- Updated Staff report
- Corrected Plan sheet C.5.1
- Density bonus back up documentation from Dale Hale, dated Sept 11, 2023
- Late correspondence provided to your Commission

**Item 7:**

- Clean copy of the ordinance 16.34.075, removing side bar comments

**3. Declaration of Ex Parte Communications**

Regarding Item 6, Commissioner Gordon met neighbors of Maciel Avenue.

**4. Oral Communications**

**SCHEDULED ITEMS**

**5. Approval of Minutes**

To approve the minutes of the June 12, 2024, Planning Commission meeting as submitted by the Planning Department.

*ACTION: Continue minutes to next agenda due to a lack of quorum*

*MOTION/SECOND: Shepherd/Jimenez*

*AYES: Holbert, Gordon, Violante, Jimenez, Shepherd*

**6. 231069                      1960 Maciel Avenue, Santa Cruz 95062                      APN's: 029-391-09**

Proposal to demolish an existing residential dwelling and related outbuildings, subdivide the existing property into 21 lots and to construct 21 detached homes ranging in size from approximately 1,670 square feet to 2,330 square feet. The project also includes a request for a 40-percent Density Bonus in exchange for the provision of three moderate-income units, including a request for waivers to site standards for setbacks, lot coverage, floor area ratio, and minimum lot width. Requires approval of a Subdivision, Residential Development Permit with Density Bonus, Roadway/Roadside Exception, Preliminary Grading Review, and a determination that the project is exempt from further review pursuant to the California Environmental Quality Act (CEQA).

APPLICANT: Maciel Development LP, Jeff Greenberg

OWNER: Maciel Development LP

SUPERVISORAL DISTRICT: 1

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

EMAIL: Jonathan.DiSalvo@santacruzcountycalifornia.gov

*ACTION: Approve per staff recommendation with following amendments to conditions:*

- *Add condition to require that bat boxes are placed based on the recommendation of the project biologist;*
- *Add condition to require internal parking spaces shall be for visitors only. Signage shall be provided to read, "for visitors parking only"; and*
- *Amendment to Condition 2.C.1. to read: Building envelopes, common area and/or building setback lines shall be located according to the approved Tentative Map permit conditions of approval. The building envelopes for the residential units shall conform to the dimensioned building footprints indicated on the Tentative Map, excepting up to 42-inch roof eaves, window projections, and overhangs.*

*MOTION: Gordon/ Shepherd*

*AYES: Holbert, Gordon, Violante, Jimenez, Shepherd*

**7. Study Session to consider revising the Significant Tree Protection Ordinance to create an in-lieu fee program to mitigate for loss of significant trees where replacement trees are not feasible. The fees collected would go towards planting and maintenance of our urban forest. Proposed**

**amendments to Chapter 16.34 are coastal implementing and will require Coastal Commission certification after County adoption.**

SUPERVISORAL DISTRICT: County-Wide  
PROJECT PLANNER: Matt Johnston, (831) 454-5357  
EMAIL: [Matt.Johnston@santacruzcountyca.gov](mailto:Matt.Johnston@santacruzcountyca.gov)

*ACTION: No Action Required*

- 8. Public hearing to review and provide recommendations to the Board of Supervisors regarding an ordinance adding Santa Cruz County Code Sections 13.10.327 and 13.10.328, allowing two-unit developments and urban lot splits. Proposed amendments to Chapter 13.10 are coastal implementing and will require Coastal Commission certification after County adoption.**

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

*ACTION: Continue to August 14, 2024*

*MOTION/SECOND: Shepherd/Holbert  
AYES: Holbert, Barton, Violante, Jimenez, Shepherd*

#### Regular Agenda Items

- 9.** Planning Directors Report- Update regarding Board Action on LICA ordinance  
**10.** Report on Upcoming Meeting Dates and Agendas- July 10<sup>th</sup> Meeting canceled, July 24<sup>th</sup> meeting next agenda  
**11.** County Counsel's Report – None

#### **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.