



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, July 24, 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 Barton, Commissioner Nielson, Commissioner Jimenez, Commissioner Shepherd

Commissioners Absent: Commissioner Violante

2. Election of Chair Pro Tem

Action: Elect Commissioner Shepherd

Motion: Barton

Second: Jimenez

Ayes: Commissioner Barton, Commissioner Nielson, Commissioner Jimenez, Commissioner Shepherd

Absent: Commission Violante

3. Additions and Corrections to Agenda

4. Declaration of Ex Parte Communications

5. Oral Communications

Action on the Consent Agenda (Items 6 and 7)

- 6.** To approve the minutes of the June 12, 2024, Planning Commission meeting as submitted by the Planning Staff.

- 7.** To approve minutes of June 26, 2024, Planning Commission meeting as submitted by the Planning Staff

Commission Barton noted she was absent on the July 26, 2024, PC meeting and to correct item 8 on this agenda as such

ACTION: Approve minutes of item 6 and item 7

MOTION/SECOND: Nielson/Barton

AYES: Commissioner Barton, Commissioner Nielson, Commissioner Jimenez, Commissioner Shepherd

ABSENT: Commission Violante

SCHEDULED ITEMS

8. 221238 711 & 715 41st Ave., Santa Cruz, CA 95062 APN: 032-092-11**

Public Hearing to consider a proposal to divide an approximately 12,500 square foot parcel developed with a duplex into two parcels of 4,001 square feet (Lot A) and 8,584 square feet (Lot B) with the existing duplex remaining on Lot B. Requires a Minor Land Division, Coastal Development Permit, Roadway Roadside Exception, and a Determination that the project is exempt from further review under the California Environmental Quality Act (CEQA). Property is located on the west side of 41st Avenue approximately 100 feet north of the intersection with Court Drive in Santa Cruz (711 & 715 41st Ave.).

APPLICANT: Robert DeWitt, P.E.

OWNER: Jeffrey and Lori Rogers

SUPERVISORAL DISTRICT: 1

PROJECT PLANNER: Nathan MacBeth, (831) 454-3118

EMAIL: Nathan.MacBeth@santacruzcountyca.gov

ACTION: Approve per Staff Recommendation

MOTION/SECOND: Barton/Nielson

AYES: Commissioner Barton, Commissioner Nielson, Commissioner Jimenez, Commissioner Shepherd

ABSENT: Commissioner Violante

9. CDI Directors Report – No report

10. Report on Upcoming Meeting Dates and agendas

August 14th – SB 9 (ordinance)

August 28 – Nothing yet

Bylaws coming at a future date when other items are under consideration

11. County Counsel's Report – No report

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.