



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, August 14, 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 Gordin, Commissioner Violante, Commissioner Jimenez, Commissioner Shepherd

2.. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

Action on the Consent Agenda

- 5.** To approve the minutes of the July 24, 2024, Planning Commission meeting as submitted by the Planning Staff.

SCHEDULED ITEMS

6. Continued from June 26, 2024

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

ACTION: Approve per staff recommendation with clarification regarding:

- 1. Code section 13.10.328(F) (deed restrictions) precluding short term rentals;*
- 2. Addition of provision for dwellings units to pay affordable housing fee.*

MOTION/SECOND: Barton/Shepherd to approved staff recommendation with addition of items 1 and 2.

FRIENDLY AMENDMENT: Direct staff to work with counsel to look at 13.10.328 (F) to ensure consistency with state law and code section 13.10.327.

MOTION/SECOND: Violante/Shepherd

AYES: Commissioner Barton, Commissioner Violante, Commissioner Jimenez, Commissioner Shepherd

NAYS: Commissioner Gordon

7. CDI Directors Report – No report

8. Report on Upcoming Meeting Dates and agendas

August 28 – Consideration of rezonings of property necessary to meet the County's Regional Housing Needs Allocation and implement the 2023 Housing Element

9. **County Counsel's Report** – Natalie Kirkish is now available for Planning Counsel and Justin Graham will continue to sit at the Commission.

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.