



County of Santa Cruz Planning Commission Minutes

Department of Community Development and Infrastructure-Planning Division, 701
Ocean Street, Suite 400, Santa Cruz, CA 95060

Meeting Date : Wednesday, October 23, 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: Chair Violante (excused departure at 11:30), Commissioner Gordin, Commissioner Barton, Commissioner Jimenez, Commissioner Shepherd (arrival at 9:37)

2. Additions and Corrections to Agenda –

- Addition of digital and hard copies of minutes of September 25, 2024 Planning Commission meeting made available to Commissioners and provided in chambers
- Addition of digital and hard copies of revised Exhibit C and Exhibit D made available to Commissioners and provided in Chambers

3. Declaration of Ex Parte Communications

4. Oral Communications

Consent Agenda

5. Approval of minutes of September 25, 2024 Planning Commission meeting as submitted by the Planning Division of Department of Community Development and Infrastructure

Action: Approve minutes with correction to remove extra “r” in Additions and Corrections section
Motion/Second- Barton/Jimenez

AYES: Barton, Violante, Jimenez

NOES:

ABSTAIN: Gordin, Shepherd

ABSENT:

Scheduled Items

6. Public Hearing to review and provide recommendations to the Board of Supervisors on proposed amendments to Accessory Dwelling Unit regulations to align with recent updates to state law and make other clarifying updates, and an associated CEQA Notice of Exemption. The proposed amendments are to Section 13.10.681 of Santa Cruz County Code. Section 13.10.681 is part of the County’s Local Coastal Program, and therefore, amendments require certification by the California Coastal Commission.

SUPERVISORAL DISTRICT: County-wide

PROJECT PLANNER: David Carlson, (831) 454-3173

EMAIL: David.Carlson@santacruzcountyca.gov

ACTION: Approve per revised staff recommendation and add recommendation that the Board of Supervisors consider directing staff to prepare an analysis regarding an ordinance to allow ADU condominium conversion .

MOTION/SECOND: Barton/Shepherd

Friendly amendment by Jimenez (regarding analysis of ADU condominium conversions), accepted by Barton/Shepherd

AYES: Barton, Violante, Jimenez, Shepherd

NOES: Gordin

ABSTAIN:

ABSENT:

7. Public Hearing to review and provide recommendations to the Board of Supervisors on proposed Amendments to County Code Chapter 7.70 (Water Wells) and Chapter 7.73 (Individual Water Systems) to align with state law and recent court decisions and an associated CEQA Notice of Exemption. Amendments include various measures for improved protection of groundwater and other resources and improved water supply reliability. Chapters 7.70 and 7.73 are part of the County's Local Coastal Program, and therefore, amendments require certification by the California Coastal Commission.

SUPERVISORAL DISTRICT: County-Wide

PROJECT PLANNER: Sierra Ryan, (831) 454-3133

EMAIL: Sierra.Ryan@Santacruzcountyca.Gov

ACTION: Approve per staff recommendation

MOTION/SECOND: Shepherd/Jimenez

AYES: Barton, Gordin, Jimenez, Shepherd

NOES:

ABSTAIN:

ABSENT: Violante

Regular Items

8. CDI Director's Report- On October 29, Board will consider SB 9 Ordinance, Growth Goal, and Battery Storage Combining District to be developed for consideration and eventual Planning Commission consideration; Nov 19th- Planning Commission bylaws and Housing Element rezones to Board; Stephanie Hansen to forward email to counsel and chair regarding wireless study session
9. Report on Upcoming Meeting Dates and Agendas – November 13th includes amendments to the Cannabis Ordinance Las Cumbres Subdivision Open Space Easement Contract Amendment
10. County Counsel's Report- Natalie Kirkish introduced herself

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.