



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, November 13, 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: Chair Violante, Vice-Chair Gordin, Commissioner Barton, Commissioner Jimenez, Commissioner Shepherd

Present: Violante, Barton, Jimenez, Commissioner Rick Jones (alternate)

Absent: Gordin, Shepherd

2. Additions and Corrections to Agenda

Revision to page 2 of Item 7 on the agenda provided.

3. Declaration of Ex Parte Communications

4. Oral Communications

SCHEDULED ITEMS

5. Approval of Minutes

To approve the minutes of the October 23, 2024, Planning Commission meeting as submitted by the Planning Staff.

ACTION: To approve the minutes of October 23, 2024

MOTION/SECOND: Barton/ Jimenez

AYES: Barton, Violante, Jimenez

NOES: None

ABSTAIN: Jones

ABSENT: Gordin

6. 231323 No Situs Address

APNs: 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25.

Proposal to amend the Open Space Easement Contract adopted under the Las Cumbres Planned Unit Development (4286-U), to add six undeveloped parcels (APNs 088-111-32, 088-141-63, 088-141-64, 088-241-23, 088-241-24, 088-241-25) totaling approximately 51 acres, and to rezone those parcels to include the Open Space Easement Combining District. The project requires a Subdivision Amendment, Open Space Contract Amendment, a Rezoning, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Parcels are located in the Las Cumbres Subdivision, accessed via Highway 35/Skyline Boulevard and Las Cumbres Road.

APPLICANT: Arnie Wernick and Bruce Whittaker

OWNER: Las Cumbres Conservation Corporation
SUPERVISORAL DISTRICT: 5
PROJECT PLANNER: Evan Ditmars, (831) 454-3227
EMAIL: Evan.Ditmars@santacruzcountyca.gov
ACTION: *To move the staff recommendation*

MOTION/SECOND: *Jones/ Barton*
AYES: *Barton, Violante, Jones, Jimenez*
NOES: *None*
ABSTAIN: *None*
ABSENT: *None*

7. **Public hearing to review and provide recommendations to the Board of Supervisors regarding an ordinance amendment to Santa Cruz County Code Sections 13.10.650 to align the canopy allocation with the co-location limits, provide for additional canopy bonuses for operators who remain in good standing, allow the use of greenhouses in the CA zone on parcels under 10 acres, and remove the co-location requirements. Proposed amendments to Chapter 13.10 are coastal implementing and will require Coastal Commission certification after County adoption.**

SUPERVISORAL DISTRICT: County-wide
PROJECT PLANNER: Sam LoForti, (831) 454-3426
EMAIL: Sam.LoForti@santacruzcountyca.gov

ACTION: *To accept staff recommendations with a request to include data and information to the Board of Supervisors regarding a discussion of the potential expansion that would be authorized, a characterization of impacts to the County, and to provide projections where possible.*

MOTION/SECOND: *Barton/ Jimenez*
AYES: *Barton, Jimenez*
NOES: *Violante, Jones*
ABSTAIN: *None*
ABSENT: *None*

ACTION: *To continue item to the meeting date 12/11/2024 with a direction that staff provide additional data and information regarding the potential impacts of the expansion as relates to the current cultivators and to the County as a whole, a clarification of information regarding fertilizer use and runoff from crops, a clarification and simplification of information regarding on-site consumption, and a provision of data-driven projections of future development.*

MOTION/SECOND: *Violante/ Jones*

SUBSTITUTE ACTION: *To accept staff recommendations with a request to include information in the report to the Board of Supervisors, regarding: a characterization of impacts as relates to the expansion to the current cultivators and the County as a whole, a clarification of information regarding fertilizer use and runoff from crops, a clarification and simplification of information regarding on-site consumption, and a provision of data-driven projections of future development.*

MOTION/SECOND: *Barton/ Jimenez*
AYES: *Barton, Jimenez, Jones*
NOES: *Violante*
ABSTAIN: *None*
ABSENT: *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. *Si desea asistir la reunión y participar en los comentarios públicos y necesita traducción, comuníquese con Micaela López al (831) 454-2336 al menos 72 horas antes de la reunión para hacer los arreglos.*