



County of Santa Cruz

DEPARTMENT OF COMMUNITY DEVELOPMENT AND INFRASTRUCTURE

701 OCEAN STREET, FOURTH FLOOR, SANTA CRUZ, CA 95060-4070
Planning (831) 454-2580 Public Works (831) 454-2160

PLANNING COMMISSION DRAFT MINUTES

MEETING DATE: **WEDNESDAY, FEBRUARY 12, 2025 AT 9:30 AM**

LOCATION: **BOARD OF SUPERVISORS CHAMBERS
COUNTY GOVERNMENT CENTER
701 OCEAN STREET, ROOM 525
SANTA CRUZ, CA 95060**

REGULAR AGENDA ITEMS

- 1. Roll Call:** **Chair Violante, Commissioner Pavonetti, Commissioner Barton,
Commissioner Jimenez, Commissioner Shepherd**

Present: Violante, Pavonetti, Barton, Jimenez, Shepherd

Absent: none

- 2. Election of Officers – Moved to Item 3**

ACTION: Elect Commissioner Barton as Vice Chair.

MOTION/SECOND: Shepherd/ Jimenez

AYES: Barton, Pavonetti, Violante, Jimenez, Shepherd

- 3. Additions and Corrections to Agenda – Moved to Item 2**

Late correspondence related to Items 9 and 10 and conditions of approval for Item 8.

- 4. Declaration of Ex Parte Communications**

Commissioner Barton met with neighbors on Item 8.

- 5. Public Comment** – Planning Commission will hear brief (2-minute maximum) statements regarding items not on this agenda.

Action on the Consent Agenda (Items 6-7)

- 6. Approval of Minutes**

To approve the minutes of the 11/13/2024 Planning Commission meeting as submitted by the Planning Department.

- 7. Approval of Minutes**

To approve the minutes of the 12/11/2024 Planning Commission meeting as submitted by the Planning Department.

***ACTION:** Approve the minutes of November 13, 2024 and December 11, 2024 Planning Commission meetings*

MOTION/SECOND: Shepherd/Barton

AYES: Barton, Pavonetti, Jimenez, Shepherd

NOES: None

ABSTAIN: Pavonetti on Item 6, Violante on Item 7 Motion carries 4/1 on both

Scheduled Items

8. 221049 186 Summit Drive, Santa Cruz 95060 APN's: 080-062-02

Continuance from March 27, 2024 Planning Commission public hearing.

Public hearing to consider appeal of Zoning Administrator approval of proposal to modify an existing wireless communication facility to include removal of the existing 70 foot six inch tall guyed lattice tower and related equipment, satellite dish, shed, 12 foot six inch tall lattice tower, and chain link fencing; replacement with a six foot chain link fence with green slats and barbed wire above, construction of an approximately 151.1-foot tall wireless communication facility camouflaged as a monopine with nine panel antennas and associated wireless equipment, generator within the existing equipment building, outdoor propane tank, repainting of the equipment building, landscape screening, and other miscellaneous improvements ("Project"). Project requires a Commercial Development Permit and Exception to Height. Consider adoption of a Mitigated Negative Declaration pursuant to the California Environmental Quality Act (CEQA).

Property is located on the east side of Summit Drive (186 Summit Drive), approximately 700 feet northeast of Empire Grade, approximately three miles north of the intersection of Felton Empire Road and Empire Grade Road.

APPLICANT: Delta Group Engineering c/o Tom Derkas

OWNER: CTI Towers

SUPERVISORAL DISTRICT: 3

PROJECT PLANNER: Sheila McDaniel, (831) 454-2255

EMAIL: Sheila.McDaniel@santacruzcounty.gov

ACTION: Deny application based on substantial evidence contained in the written record, which we have a lot of, as a Planning Commission we are required to make particular findings as it has been stated. We have to make the written findings that:

There is no alternative to the proposed wireless communications facility:

This finding cannot be made based on the information in the record. When you look at Propagation maps of Summit Drive and Patrick Road it indicates equal coverage at 150 feet. If, while Summit Drive provides more coverage to the south, Patrick Road provides more coverage to the north. Therefore, you can't and actually, if there is an existing facility with the potential to be utilized for co-location, we have to go with that. Additionally,

The proposed facility eliminates substantial gaps in coverage:

As part of the record, the appellant has provided pictures and maps of the carriers, the proposed tenants, own commercial maps of coverage. And, I'll be darned if indeed it does not indicate 4G, 5G and 5G plus coverage. So, that is certainly purported by AT&T, the carrier themselves, and that's information that is now part of the record. It is in our record.

- 10.** Public hearing to review and provide recommendations to the Board of Supervisors regarding an ordinance amendment to Santa Cruz County Code Section 13.10.640 to allow temporary

produce sales areas and produce stands within the Timber Production and Special Use Zone district. Amendments also include clarification on the types of products sold and allowances to sell agricultural products and ability to reuse pre-existing structures with a commercial use which allowed for direct consumer services. Consider adoption of an Addendum to the Environmental Impact Report prepared for the Sustainability Policy and Regulatory Update under the California Environmental Quality Act (CEQA).

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

ACTION: Approve per staff recommendation with additional direction to Board of Supervisors that the Planning Commission has serious concerns regarding farm to market of cannabis products in produce stands.

*MOTION/SECOND: Shepherd/Pavonetti
AYES: Barton, Pavonetti, Violante, Jimenez, Shepherd
Motion carries 5/0*

Regular Agenda Items

11. Secretary's Report on Upcoming Meetings and Agendas

February 26th – General Plan Annual Report, Primrose Lane Rezoning Study Session

12. Community Development and Infrastructure Department Director's Report

13. County Counsel's Report

14. Written Communications

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 contact the project planner.

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 Division Lobby, County Government Center, 701 Ocean Street, 4th Floor, Santa Cruz, or free on the web at <https://cdi.santacruzcountycalifornia.gov/> under the Planning Department menu agendas link. Please contact the project planner for further information on specific applications.

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 chamber is located in an accessible facility. If you require special assistance in order to participate, please contact the ADA Coordinator at 454-3137 (TTD/ TTY call 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.*