



County of Santa Cruz Planning Commission Minutes

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

Meeting Date : Wednesday, December, 14, 2022 9:30 AM

Location : Virtual Public Hearing

REGULAR AGENDA ITEMS

1. Roll Call

Commissioners present: Chair Tim Gordin, Vice-Chair Rachel Dann, Commissioner Judith Lazenby, Commissioner Renee Shepherd, Commissioner Allyson Violante

2. Additions and Corrections to Agenda

3. Declaration of Ex Parte Communications

4. Oral Communications

CONSENT ITEMS

5. AB361 Resolution

To approve a Resolution to continue virtual Planning Commission meetings in accordance with AB 361 and amended Government Code Section 54953.

ACTION: Approve the Resolution as prepared by staff.

MOTION/SECOND: Dann/ Violante

AYES: Gordin, Lazenby, Shepherd

NOES: None

ABSTAIN: None

ABSENT: None

SCHEDULED ITEMS

6. Approval of Minutes

To approve the minutes of the November 9, 2022 Planning Commission meeting as submitted by the Planning Staff.

ACTION: Approve the minutes as prepared by staff.

MOTION/SECOND: Dann/ Gordin

AYES: Shepherd, Violante, Gordin, and Dann

NOES: None

ABSTAIN: Lazenby

ABSENT: None

Referred by the Zoning Administrator to consider a proposal to recognize repair of a slump slide authorized under Emergency Coastal Development Permit 201227 by constructing a reinforced fill slope. Requires a Coastal Development Permit and a determination that the proposal is exempt from further review under the California Environmental Quality Act (CEQA).

Project located at the south-west end of Geoffroy Drive approximately (70 Geoffroy Drive) 350 feet south-west of the intersection with 16th Avenue in the Live Oak Planning Area.

APPLICANT: Hamilton Land Planning
OWNER: Mark and Suzanne Cauwels
SUPERVISORAL DISTRICT: 1
PROJECT PLANNER: Nathan MacBeth, (831) 454-3118
EMAIL: Nathan.MacBeth@santacruzcounty.us

ACTION: Approve proposed slump slide repair. Amend project description as appropriate to omit the four-foot high fence at the top of the bluff. Applicant may return at a later date with a revised fence or barrier design if desired.

Adopt revised CEQA determination (Exhibit 1A) and find that the project is exempt from further environmental review under the California Environmental Quality Act (Emergency Project) an Approve application 201302 as revised by staff with revised Findings (Exhibit 1B).

MOTION/SECOND: Violante/ Shepherd
AYES: Gordin, Lazenby, Shepherd, Violante
NOES: Dann
ABSTAIN: None
ABSENT: None

8. **211211** **6201 Soquel Drive, Aptos, 95003** **APN's: 037-141-60**

Proposal to divide an existing 35,800 square foot parcel developed with a nine-unit dwelling group into two parcels of approximately 15,600 and 21,200 square feet respectively. Results in two RM-3 (Multi-family) zoned parcels containing a three and six-unit dwelling group. Project requires a Minor Land Division, a Roadway/ Roadside Exception, a Residential Development Permit, and a determination that the project is exempt from further review under the California Environmental Quality Act (CEQA).

Property located on the north-east side of the intersection of Soquel Drive and Merrill Road (6201 Soquel Drive).

APPLICANT: Swift Consulting
OWNER: Michael Wade
SUPERVISORAL DISTRICT: 2
PROJECT PLANNER: Nathan MacBeth, (831) 454-3118
EMAIL: Nathan.MacBeth@santacruzcounty.us

ACTION: Approve project as proposed by staff with amended language to the staff report. Findings from page 9 shall be amended to read “along the north side of the interior driveway”. Conditions of approval on page 16 shall be changed to read, “Soquel Creek Water District”. A Typo on page 17 shall be fixed to read, “Where feasible, all improvements adjacent to or affecting a County Road.”

MOTION/SECOND: Violante/ Dann
AYES: Lazenby, Gordin, Dann, Violante
NOES: None
ABSTAIN: None
ABSENT: Shepherd

9. County Council's Report

No Report.

10. Report on Upcoming Meeting Dates and Agendas

December 28, 2022 Planning Commission meeting will be canceled. Planning Commission meetings for January 11, 2023 and January 25, 2023 will be held.

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.